



Construction Compliance Report

Mudgee Hospital Redevelopment



Executive Summary

The Hutchinson Builders (HB) Compliance Report is aligned with the Compliance Reporting Post Approval Requirements (PAR) issued by the Department of Planning & Environment (DoPE) along with the relevant State Significant Development Conditions of Consent (SSD-9211) relevant to the Mudgee Hospital Redevelopment.






DOCUMENT INFORMATION SHEET

DOCUMENT DETAILS

Title:	Hutchinson Builders Construction Compliance Report
Purpose and Scope:	The purpose of this report is to provide an update on the progress of the Mudgee Hospital Redevelopment against SSD requirements.

DOCUMENT VERIFICATION

Responsible			
Signature:		Position:	Project Manager
Name:	Sam Bandy Hutchinson Builders	Date:	15/11/19
Accountable			
Signature:		Position:	Project Manager
Name:	Sam Bandy Hutchinson Builders	Date:	15/11/19
Informed <i>(enter name/position of those to receive the completed document)</i>			
Signature:		Position:	Principals Authorised Person
Name:	Jose Soares Central West Project Management	Date:	15/11/19

RACIE TERMS

R	Responsible	The person who actually produces the documents
A	Accountable	The person who has to answer for the success or failure of the quality and timeliness of the document
C	Consulted	Those who must be consulted before the document is published
I	Informed	Those who must be informed after the document is published
E	Endorsed	The person who must approve the document before publication

REVISION RECORD

Issue	Date	Reason for Issue	Responsible	Accountable
A	26/08/19	For Information	Sam Bandy	Sam Bandy
B	12/09/19	For Submission	Sam Bandy	Sam Bandy
C	18/10/19	For Submission – updated based on AQUAS Audit Report V1 (09/10/19)	Sam Bandy	Sam Bandy
D	14/11/19	For Submission – updated based on DPE review of Rev C Construction Compliance Report (5/11/19)	Sam Bandy	Sam Bandy

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1. Purpose

1.1 Scope of Document

The purpose of this report is to provide an update of the performance of the Mudgee Hospital Redevelopment. It will provide an accurate snapshot on the project's status against contract obligations including SSD requirements

1.2 Distribution and Intended Audience

The document will be issued to Central West Project Management (CWPM) – Jose Soares.

This document will be issued to Central West Project Management (Principals Authorised Person – Jose Soares) for review. CWPM will then issue it to Health Infrastructure's planning team who will send it across to the Department of Planning and Environment.

2. Introduction

2.1 Project:

Mudgee Hospital Redevelopment SSD-9211

2.2 Project Address:

Corner of Meares & Lewis Street, Mudgee, 2850, NSW.

2.3 Project Phase:

Construction Compliance Report

2.4 Compliance Reporting Period:

March through September 2019

2.5 Project Activity Summary

Hutchinson Builders (HB) have been appointed **as the Principal Contractor for the Mudgee Hospital Redevelopment**. HB are progressing through the build in close contact with HI and HI's representative CWPM.

HB have progressed through Part A & B of the SSD and have begun to address Part C – During Construction.

The Project Team	Role
Health Infrastructure (HI)	
Rebecca Wark	HI Executive Director, Rural and regional
Amanda Bock	HI Director, Rural and Regional
Mark Lamond	HI Senior Project Director
Katie Babula	HI Project Director
Central West Project Management (CWPM)	
Chris Milne	Managing Director
Jose Soares	PAP/Senior Project Manager – MW
Brianna Sawyer-Crawford	Assistant Project Manager – MW
John O'Connell	On-Site Project Manager - MW
Michael Godden	Project Manager/Contract Admin – EW/MW
Tegan Williams	Project Assistant – EW/MW
Hutchinson Builders (HB)	
Sean Lees	Team Leader
Corey Weston	Construction Manager
Sam Bandy	Project Manager (Site)
Tristan Nicol	Design Manager

3. Compliance Status Summary

Refer to Appendix 1 – MHR SSD-9211 Conditions Matrix

4. Non-Compliances

The following table displays non-compliances as per AQUAS Independent Audit Report rev 1 (09/10/2019) and the Applicants response:

As per Condition C34, the Applicant and Certifying Authority notified compliance@planning.nsw.gov.au within seven days after identifying these non-compliances.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
Non-Compliance 01	<p><u>A2: Terms of Consent</u></p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally, in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions;</p> <p>(d) in accordance with the approved plans.</p>	<p>A non-compliant against condition A2 (a) was raised based on the number of identified non-compliances raised during this audit.</p>	<p>Address all the non-compliances identified in this report as per the requirements of condition C34.</p>	-	<p>Status: Closed</p> <p>All non-compliances raised have been addressed and closed-out since the audit was undertaken on 3 June 2019.</p>
Non-Compliance 02	<p><u>B2: Certified Drawings</u></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:</p> <p>a. the relevant clauses of the BCA; and</p> <p>b. this development consent.</p>	<p>Structural design statement and structural drawings by RMA Engineers dated 05.04.19 were approved by Certifier 12.04.19. Submission was not completed prior commencement of construction (22.03.19).</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>The required certification has subsequently been submitted. This was evidenced in Crown Certificate No.2 dated 12.4.19.</p>	<p>Status: Closed</p> <p>The required certification has subsequently been submitted. This was evidenced in Crown Certificate No.2 dated 12.4.19.</p> <p>Document title: Stage 2 BCA Crown Certificate</p>
Non-Compliance 03	<p><u>B3: External Walls and Cladding</u></p> <p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	<p>External walls and cladding information not submitted to the Certifying Authority prior commencement of construction. Copy of the documentation is yet to be issued to the Planning Secretary.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Evidence submitted to the Certifying Authority (13.9.19) satisfying the requirement.</p> <p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate.</p>	<p>Status: Closed</p> <p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Document title: Stage 4 BCA Crown Certificate</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
Non-Compliance 04	<p><u>B4: Reflectivity</u></p> <p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers.</p> <p>A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	<p>Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works. Design Statement by STH dated 9.7.19.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B4 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>	<p>Status: Closed</p> <p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Document title: Stage 4 BCA Crown Certificate B4 STH Design Statement_Glare</p>
Non-Compliance 05	<p><u>B9: Ecologically Sustainable Development</u></p> <p>Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.</p>	<p>Ecologically sustainable development initiatives were not submitted to the Certifying Authority prior commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B9 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>	<p>Status: Closed</p> <p>JV3 Report Rev 5 9.10.19</p> <p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Document title: 217078-Mudgee Hospital JV3 Report Rev 5 Stage 4 BCA Crown Certificate</p>
Non-Compliance 06	<p><u>B10: Bicycle Parking and End-of-trip Facilities</u></p> <p>Compliance with the requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (items a-e).</p>	<p>The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B10 was submitted on the 13.9.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>	<p>Status: Closed</p> <p>Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19.</p> <p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Document title: STH Design Statement_End of Trip Stage 4 BCA Crown Certificate</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
Non-Compliance 07	B11: Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirement and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Outdoor lighting requirements were not submitted to the Certifying Authority prior commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B11 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.	Status: Closed Certification from electrical engineer (GHD Pty Ltd) 9.7.19 and Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document Titles: Electrical Design Certificate - Mudgee main works - July Stage 4 BCA Crown Certificate
Non-Compliance 08	B12: Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	BCA Access Report provided on the 27.09.19 (Rev. B) by iAccess Consultants includes provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards. However, this was report not provided to the Certifying Authority prior to commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter from Certifying Authority received on 8.10.19 indicates that Access Consultant has been engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018. A Final Access Report and Design Certification was submitted to the satisfaction of the Certifying Authority 29.9.19. These works will be approved as part of the next Staged Crown Certificate.	Status: Closed BCA Access Report and Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document Titles: 180904 IAC-974 BM+G Mudgee Hospital Access Report [B] (+ relevant drawings available upon request) Stage 4 BCA Crown Certificate
Non-Compliance 09	B16: Demolition and Remediation Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by an NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	Site Audit Report and Section A Site Audit Statement was not provided to the satisfaction of the Certifying Authority to verify the relevant part of the site was suitable for the hospital land use.	Site Audit Report and Section A Site Audit Statement to be provided to the Certifying Authority.	A proposed modification to amend condition B16 will be sent to DPIE.	Status: Not Triggered. Modification of Development Consent approved by planning 29.10.19. D19 and D20 not triggered yet. Refer to D19 and D20. Document title: SSD 9211 MOD 2 - Instrument of Modification MHR Site Staging

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
<p>Non-Compliance 10</p>	<p><u>B20: Construction Noise and Vibration Management Sub-Plan</u> The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified and experienced noise expert; describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; include strategies that have been developed with the community for managing high noise generating works; describe the community consultation undertaken to develop the strategies in condition B20(d); and include a complaints management system that would be implemented for the duration of the construction. 	<p>The Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Builders Version 1.1, does not include the noise levels requirements for the project and how noise will be monitored during construction activities.</p>	<p>Hutchinson to engage a qualified noise expert to prepare a Noise and Vibration management sub-plan that include the following details: noise and vibration criteria, fixed hours to undertake works, monitoring controls and frequency, and record management.</p> <p>The plan is to be signed off by a suitable qualified and experience noise expert.</p> <p>Noise and vibration levels to be included in the induction and BIG10 inspection.</p> <p>Noise and vibration risks to be included in the environmental risk assessment.</p>	<p>A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology.</p>	<p>Status: Closed</p> <p>A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology.</p> <p>Document Title: 20190902SNA_R0 Construction Noise and Vibration Management Plan</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
Non-Compliance 11	<p><u>B21: Construction Waste Management Sub-Plan</u></p> <p>The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:</p> <p>a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p>	<p>The Waste Management Environmental Work Method Statement (EWMS) does not include details of the quantities for each waste type generated during the construction and the proposed reuse, recycle and disposal locations.</p>	<p>Hutchinson to ensure that the details of waste quantities, proposed reuse, recycle and disposal locations are included in the EWMS for Waste Management. Also, a Waste Register is to be developed to include specific volume of waste for traceability purposes.</p>	<p>EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.</p>	<p>Status: Closed</p> <p>EWMS-2 - Waste Management Rev 2 states HB have reviewed rural options for recycling. Mixed waste recycling is not available locally. All waste to be combined and disposed of into land fill at the Whylanda Waste & Recycling Centre. Asbestos being contained on-site as per RAP.</p> <p>Document Titles: EWMS-2 - Waste Management Rev 2 Waste Tracking Register April-September 2019</p>
Non-Compliance 12	<p><u>B26: Operational Noise - Design of Mechanical Plant and Equipment</u></p> <p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.</p>	<p>Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B26 was submitted on the 4.10.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>	<p>Status: Closed</p> <p>Acoustic Design Statement prepared by Acoustic Logic 18.7.19. BCA Crown Certificate Stage 2 (CC2 Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document title: 20190718SNA_R0_Design_Certificate_-_Condition_B26 Stage 4 BCA Crown Certificate</p> <p>Noise Impact Assessment Document Reference No. 20171192.1/2805A/R3/BW prepared by Acoustic Logic 28.05.2018 Rev.3 was developed at early stage and incorporated into the design. EIS (07.08.18) refers to Impact Assessment.</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
Non-Compliance 13	<p>B28: Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air- conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.</p>	<p>Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B28 was provided to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>	<p>Status: Closed Mechanical Design Certificate approved by BMG. Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Document titles: Dewpoint_Design Certificate DSA Design Certificate Stage 4 BCA Crown Certificate</p>
Non-Compliance 14	<p>C2: Site Notice A site notice(s):</p> <p>a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>b) Is to satisfy all but no be limited to, the following requirements:</p> <ol style="list-style-type: none"> a. minimum dimensions; b. the notice to be durable and weatherproof and is to be displayed throughout the works period; c. the approved hours of work, the name of the 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; and d. notice to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	<p>Site notice is missing the details of the Certifier Authority, Structural Engineer and approved hours of work.</p>	<p>Hutchinson to include the name of the Certifier Authority, the name of the Structural Engineer and the approved hours of work in the site notice. Sign and its relevant details are to be durable and weatherproof, so they are displayed throughout the works period. Notice to state that unauthorised entry to the site is not permitted.</p>	<p>Details of the Certifying Authority, Structural Engineer and approved working hours have been added to the site notice.</p>	<p>Status: Closed Site notice has details of Certifying Authority, Structural Engineer and working hours. This is on boundaries available for viewing and validation.</p> <p>Document title: Image: C2 Image Site Notice</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team	Applicants Response
Non-Compliance 15	<p><u>C14: Construction Noise Limits</u> The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	Not all the required noise limits, monitoring and mitigation measures have been defined in the presented Construction Noise and Vibration Management EWMS.	EWMS for Noise and Vibration to be updated to indicate the noise and vibration required levels, exceedances and monitoring controls as required by this condition and condition B20.	Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) prepared by Acoustic Logic on the 2.9.19 includes noise level requirements and monitoring methodology.	<p>Status: Closed Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) prepared by Acoustic Logic on the 2.9.19 includes noise level requirements and monitoring methodology.</p> <p>Document title: 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan</p>
Non-Compliance 16	<p><u>C29: Waste Storage and Processing</u> All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p>	Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated to include quantities, classification and disposal location of waste generated during the construction works. Refer to NC-12 condition B21.	Hutchison to define and assess waste management and update the EWMS to reflect that.	EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.	<p>Status: Closed EWMS-2 - Waste Management Rev 2 states HB have reviewed rural options for recycling. Mixed waste recycling is not available locally. All waste to be combined and disposed of into land fill at the Whylanda Waste & Recycling Centre. Asbestos being contained on-site as per RAP.</p> <p>Document Titles: EWMS-2 - Waste Management Rev 2 Waste Tracking Register April-September 2019</p>

5. Previous Report Actions

Refer to Appendix 2 – AQUAS Independent Audit Report

6. Incidents

Nil Incidents to report

7. Complaints

Refer to Appendix 3 – Complaints Register



Appendix 1

MHR SSD-9211 Conditions Matrix

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
PART A - ADMINISTRATIVE CONDITIONS		Contractor Compliance			
Obligation to Minimise Harm to the Environment					
A1	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.	Compliant	Inspections of the environment on site undertaken on a monthly basis and submitted to Client with Progress Claim. Monitor the Audits, reviews and inspections. Check targets and objectives. CWPM undertake weekly site inspections which includes a review of environment.	Monthly reports issued by Contractor to Project Team. CWPM weekly site inspection reports. Document Titles: 25875_Mudgee Hospital Redevelopment_Monthly Report_March19 25875_Mudgee Hospital Redevelopment_Monthly Report_April 25875_Mudgee Hospital Redevelopment_Monthly Report_190531 25875_Mudgee Hospital Redevelopment_Monthly Report_190628 25875_Mudgee Hospital Redevelopment_Monthly Report_190731 25875_Mudgee Hospital Redevelopment_Monthly Report_August 25875_Mudgee Hospital Redevelopment_Monthly Report_September 25875_Mudgee Hospital Redevelopment_Monthly Report_October [1-30 to date] Mudgee Site Inspection Report	There was no material harm reported to date. Hutchinson Builders (HB) undertakes site inspections twice a week - BIG 10 on which 10 areas are checked. CWPM undertakes weekly inspections, jointly occasionally. Submission of Environmental Management Report to CWPM on monthly basis. HSE Inspections on monthly basis, sighted Environmental Management Monthly Report for 31 May 2019.
Terms of Consent					
	The development may only be carried out:				A number of non-compliances are raised under Part A, Part B and Part C. Modification of the Development Consent SSD 9211 for deletion of the Condition B14 (Mod.1) was sighted. Determination was made 29.05.19. SSD Approval 13 December 2018. All the architectural and landscape plans have been submitted (10.08.18) and approved. Documents available on Planning (DPE) website.
A2	(a) in compliance with the conditions of this consent;	Non-Compliant -	Noted	A2 (a) is non-compliant as there were non-compliances raised by the PAR Auditor during audit undertaken on 3.6.19. Document title: AQ1244.01 Independent Audit Report - Mudgee Hospital 20191009 Rev.1	Finding: A non-compliant against condition A2 (a) was raised based on the number of identified non-compliances raised during this audit. Recommendation: Address all the non-compliances identified in this report as per the requirements of condition C34.
	(b) in accordance with all written directions of the Planning Secretary;	Non-Compliant -	Noted	No written directions from Planning Secretary to date.	
	(c) generally in accordance with the EIS and Response to Submissions;	Non-Compliant -	Noted	Contractor and Principal following EIS and Response to Submissions. EIS made available to the planning secretary during SSD Application 10/08/18. SSD Approval received from DPE 13/12/19. Documents publicly available on Planning website.	
	(d) in accordance with the approved plans in the table below:	Non-Compliant -	Plans made available to the planning secretary during SSDA.	Plans made available to the planning secretary during SSD Application 10/08/18. SSD Approval received from DPE 13/12/19. Documents publicly available on Planning website.	

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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Compliant																																																																			
	(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; and	Compliant	Noted	Plans were submitted on the 10.08.18 and approved on 13/12/18. Documents available on Planning (DPE) website. Modification of the Development Consent Mod 1: dated 29.05.19 - Deletion of B14. Contamination plan to follow RAP and material not required to be moved off site. Mod 2: dated 29.10.19 - Amendments to Condition B15, B16, B22. B15 and B16 amended to align with approved remediation plan and site staging. B22 amended to exclude construction parking from parking areas provided during construction.	No new written directions from DPIE. All the architectural and landscape plans have been submitted (10.08.18) and approved. Documents available on Planning (DPE) website.																																																																
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Compliant	Noted	Distribution and alert raised to relevant parties via email or Aconex.																																																																	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Compliant	Noted	No inconsistencies, ambiguity or conflict have been identified.	No inconsistencies, ambiguity or conflict have been identified.																																																																
Limits of Consent																																																																					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Compliant	Date of Consent 13/12/2019 Expiration 13/12/2024	Date of SSD Consent 13/12/2019 Expiration 13/12/2024	The Condition of Consent SSD 9211 is dated 12/12/2018. Consent expiration date: 12/12/2023																																																																
Prescribed Conditions																																																																					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliant	Signage and requirements are as per regulation	BCA Crown Certificate for Stage 1 No. CRO-18108 dated 15/3/19 and BCA Crown Certificate for Stage 2 No. CRO-18115 dated 12/4/19, both are in compliance with BCA requirements. Signage on site.	Sighted BCA Crown Certificate for Stage 1 No. CRO-18108 dated 15/3/19 and BCA Crown Certificate for Stage 2 No. CRO-18115 dated 12/4/19, both are in compliance with BCA requirements. Signage on site – Ok. Note: Comment sighted in the Compliance Table for this requirement should be modified as indicates it is not applicable.																																																																
Planning Secretary as Moderator																																																																					
A7	In the event of a dispute between the Applicant and a public parking 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.	Not Triggered	Noted	No disputes to date.	Noted. No disputes undertake																																																																
Long Service Levy																																																																					

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A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Compliant	Receipt for LSL	LSL has been provided to the Client via Aconex. NSW Government Long Service Corporation Levy Receipt No 00368411 dated 07.02.19.	NSW Government Long Service Corporation Levy Receipt No 00368411 dated 07.02.19
Legal Notice					
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	Not Triggered	Noted	No advice or notice to the consent authority (CWPM/Hi) to date.	Advise or notice to the Consent Authority to be served on the Planning Secretary is only via CWPM.
Evidence of Consultation					
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:	Compliant	Extensive consultation has been undertaken with Occupants of the Site throughout all stages of the Project.	Evidence of Project User Group minutes, reports, email correspondence, etc. available upon request. All communication is in accordance with the Community Communication Strategy Rev 0 approved by Department of Planning on the 07.03.19.	All communication is in accordance with the Community Communication Strategy Rev 0 approved by Department of Planning on the 07.03.19.
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and	Compliant	Extensive consultation has been undertaken with Occupants of the Site throughout all stages of the Project.	Evidence of Project User Group minutes, reports, email correspondence, etc. available upon request. Consultation appropriately undertaken with relevant parties. Minutes of Meeting from April 2018 to February 2019 sighted	Consultation appropriately undertaken with relevant parties. Minutes of Meeting from April 2018 to February 2019 sighted
	(b) provide details of the consultation undertaken including:	Compliant	Extensive consultation has been undertaken with Occupants of the Site throughout all stages of the Project.	Evidence of Project User Group minutes, reports, email correspondence, etc. available upon request.	
	(i) the outcome of that consultation, matters resolved and unresolved; and	Compliant	Extensive consultation has been undertaken with Occupants of the Site throughout all stages of the Project.	Evidence of Project User Group minutes, reports, email correspondence, etc. available upon request. Project Control Group (PCG) Meeting conducted monthly. PCG Meeting Minutes dated 28.05.19 Meeting No 14 sighted. Consultation is ongoing. Minutes distributed to all parties. All parties include Architect, Hospital staff, Health Infrastructure, Western NSW Local Health District (WNSWLHD), Mudgee Health Service (MHS), Mudgee/Gulgong Health Service, Ministry of Health Representative, CWPM, C2R Consultant Communication Working Group (CWG) meet monthly including Local Health Service, CWPM and HI. Meeting Minutes 10.12.18 and 11.02.19 were sighted. Project User Group (PUG) Meetings/Ambulatory Renal dialysis discuss consultation matters. Meeting Minutes dated 21.03.19 sighted. Attendees included Silver Thomas Hanley (Architect), HB, CWPM, Mudgee Health Service, WNSWLHD.	Project Control Group (PCG) Meeting conducted monthly. PCG Meeting Minutes dated 28.05.19 Meeting No 14 sighted. Consultation is ongoing. Minutes distributed to all parties. All parties include Architect, Hospital staff, Health Infrastructure, Western NSW Local Health District (WNSWLHD), Mudgee Health Service (MHS), Mudgee/Gulgong Health Service, Ministry of Health Representative, CWPM, C2R Consultant Communication Working Group (CWG) meet monthly including Local Health Service, CWPM and HI. Meeting Minutes 10.12.18 and 11.02.19 were sighted. Project User Group (PUG) Meetings/Ambulatory Renal dialysis discuss consultation matters. Meeting Minutes dated 21.03.19 sighted. Attendees included Silver Thomas Hanley (Architect), HB, CWPM, Mudgee Health Service, WNSWLHD.
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved	Compliant	Extensive consultation has been undertaken with Occupants of the Site throughout all stages of the Project.	Evidence of Project User Group minutes, reports, email correspondence, etc. available upon request. All issues are minuted, followed up and actioned. All consultation matters included in the HI Communication Report and have been resolved. No disagreement is pending. NSW Health Infrastructure February 2019 / Communications/Media includes Internal and external communication and consultation, media releases, etc: sighted.	All issues are minuted, followed up and actioned. All consultation matters included in the HI Communication Report and have been resolved. No disagreement is pending. NSW Health Infrastructure February 2019 / Communications/Media includes Internal and external communication and consultation, media releases, etc: sighted.

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Staging, Combining and Updating Strategies, Plans or Programs					
A11	With the approval of the Planning Secretary, the Applicant may:			Plans approved by Planning Secretary with SSD 12.12.18	Mudgee Hospital Redevelopment Project is one stage only. No staging report submitted. Plans approved by Planning Secretary 12.12.19.
	(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Compliant	Review plans quarterly.	EMP submitted to Department of Planning on the 21.03.19. Plan to be reviewed and updated as necessary on a quarterly basis. See condition C35 evidence and comments. Latest revision: Mudgee Hospital_EMP_Revision_E_190904	Plan compliant. Plan to be reviewed at 3 monthly intervals or amended where deficiencies are identified, or changes occur. EMP submitted to Department of Planning on the 21.03.19
	(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	Compliant	N/A to this Project. MHR is a standalone project with no development masterplan for the precinct. There are no future stages or overlap.	N/A to this Project. MHR is a standalone project with no development masterplan for the precinct. There are no future stages or overlap.	
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Compliant	Review plans quarterly.	EMP submitted to Department of Planning on the 21.03.19. Plan to be reviewed and updated as necessary on a quarterly basis. See condition C35 evidence and comments. Latest revision: Mudgee Hospital_EMP_Revision_E_190904	
A12	If the Planning Secretary agrees, a strategy, 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.	Compliant	N/A to this Project. MHR is a standalone project with no development masterplan for the precinct. There are no future stages or overlap.	No agreements made for changes to date.	No staging report submitted.
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Compliant	N/A to this Project. MHR is a standalone project with no development masterplan for the precinct. There are no future stages or overlap.	No approved changes to date.	No staging report submitted.
Demolition					
A14	Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	Not Triggered	Demolition Works not in Scope for Main Works Package / Contractor. CWPM to ensure compliance throughout Completion Works.	N/A for Main Works Contractor. Completion Works are a separate package not awarded yet. CWPM to ensure compliance during Completion Works - review Demolition Plans and ensure Certification from CA has been received.	No demolition works required to date. Demolition works took place at Early Works stage under a REF Works undertaken by Lipman Contractors. Asbestos was removed off site. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18
Structural Adequacy					

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A15		All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Compliant	Watching Brief Consultants, Structural Engineer and Certifier BM&G Inspections and certification that the building is in accordance with the BCA	Stage 1 BCA Crown Certificate 15.03.19 BMG Stage 2 BCA Crown Certificate 12.04.19 BMG 190405 14204 Structural Design Certificate RMA 190517 - Mudgee Hospital Redevelopment Watching Brief Review Site Inspection - Enstruct To be reviewed again prior to OC being granted. BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement from RMA Engineers dated 5.04.19. Certificate sighted. Construction is being undertaken under structural drawings Issue For Construction. Mudgee Hospital Redevelopment at Corner of Meares & Lewis Street, Mudgee - Lower Ground Level footing GA Plan, Drawing No S-S001.01 Rev 1 Project No 14201 signed off by RMA Engineers Glen Rowen RPEQ 2428: sighted Lower Ground Level Slab on ground GA Plan IFC Drawing No S-S001.03 signed off by RMA Engineers: sighted.	BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement from RMA Engineers dated 5.04.19. Certificate sighted. Construction is being undertaken under structural drawings Issue For Construction. Mudgee Hospital Redevelopment at Corner of Meares & Lewis Street, Mudgee - Lower Ground Level footing GA Plan, Drawing No S-S001.01 Rev 1 Project No 14201 signed off by RMA Engineers Glen Rowen RPEQ 2428: sighted Lower Ground Level Slab on ground GA Plan IFC Drawing No S-S001.03 signed off by RMA Engineers: sighted.
External Walls and Cladding						
A16		The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Not Triggered	HB to construct in accordance with approved materials and plans submitted to BM&G	Crown Certificate 4 from BMG dated 23.10.19 certifies this. Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate. Document title: Stage 4 BCA Crown Certificate Letter to Hutchinson Builders - Compliance with DA Conditions	External cladding submission for approval by BM&G is in progress. Tendering process at present. Submission is expected by the end of June
Applicability of Guidelines						
A17		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. However, 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.	Not Triggered	Noted	BCA and AS requirements are included in the design certificate reports. No directions received from the Planning Secretary. Documents Stage 1 BCA Crown Certificate 15.03.19 BMG Stage 2 BCA Crown Certificate 12.04.19 BMG	BCA and Australian Standards requirements are included in the BCA Crown Certificates and relevant design certificate reports. No known updates of guideline, protocol, Standard or policy that affects the current development design or monitoring. No new directions received from the Planning Secretary.
Monitoring and Environmental Audits						
A18		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Compliant	Refer to condition B29, B30, C37-C40 & D18-D22	Refer to evidence in conditions B29, B30, C37-C40 & D18-D22 CWPM undertakes their own environmental audits semi-annually. Date of last audit: July 2019 Document title: 01 Mudgee Environment Inspection Report	Audits undertaken every 3 months. First audit to take place is 16.06.19 and subsequently on the 09.09.19, 02.12.19, 24.02.20 and 18.05.20 CWPM will audit HB every 6 months. First audit to take place on the 01.07.19 and then ongoing. AQUAS undertaking this audit and then every 6 months as per program.
Access to Information						

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A19	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:	Compliant		Websites updated quarterly. Last upload: October 2019. NSW Planning DPE Website (https://www.planningportal.nsw.gov.au/major-projects/project/5326) WNSWLHD Website (https://wnswlhd.health.nsw.gov.au/our-organisation/our-initiatives/building-projects/mudgee-hospital-redevelopment) HI Website (https://www.hinfra.health.nsw.gov.au/our-projects/project-search/mudgee-hospital-redevelopment)	Website updated quarterly. https://wnswlhd.health.nsw.gov.au/ourorganisation/our-initiatives/buildingprojects/mudgee-hospital-redevelopment .
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Compliant		Websites updated quarterly. Last upload: October 2019. NSW Planning (DPE) Website (https://www.planningportal.nsw.gov.au/major-projects/project/5326) WNSWLHD Website (https://wnswlhd.health.nsw.gov.au/our-organisation/our-initiatives/building-projects/mudgee-hospital-redevelopment) HI Website (https://www.hinfra.health.nsw.gov.au/our-projects/project-search/mudgee-hospital-redevelopment)	Website updated quarterly. Documents are uploaded into the Health Infrastructure (NSW Government) website including EMP (version 5 - 18.02.19), Crown Certificate, Dilapidation report (x2), Complaint Register and Stage 2 Crown Certificate: sighted
	(i) the documents referred to in condition A2 of this consent;	Compliant	Uploaded as part of SSD Application. No further action required.	Available on DPE website.	Sighted DPE website including the approved Architectural Plans from Silver Thomas Hanley and approved Landscape Plans prepared by Taylor Brammer. Plans approved by Planning on 12.12.18. https://www.planningportal.nsw.gov.au/majorprojects/project/5326
	(ii) all current statutory approvals for the development;	Compliant	Uploaded to Health Infrastructure website.	Available on HI website. SSD 9211 Conditions and modifications.	Consent Conditions SSD 9211 signed off on the 12.12.18 found in the DPE / Mudgee Hospital website. Modification sighted.
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	Compliant	Uploaded to Planning Portal website.	Available on DPE website. EMP, EWMS and plans.	EMP, EWMS and Plans found in the DPE / Mudgee Hospital website.
	(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;	Compliant	Environmental Reports undertaken by the Contractor to be uploaded quarterly.	Available on HI website.	Environmental Performance including environmental test and monitoring are to be uploaded every 3 months. It will be uploaded in June 2019.
	(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;	Compliant	Environmental Tests and Monitoring reports to be uploaded quarterly.	Available on HI website. Some environmental reports available on Planning website from SSD Application.	Monitoring results but not limited to air, noise, dust, asbestos to be uploaded in June 2019.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
	(vi) a summary of the current stage and progress of the development;	Compliant	Refer to project website	HI Comms Team updates WNSLHD website on a quarterly basis or as required based on key milestones.	Health Western NSW Local Health District website includes current stage of the project.
	(vii) contact details to enquire about the development or to make a complaint;	Compliant	Refer to project website	Email address available on the WNSWLHD website.	WNSWLHD NSW Local Health District website has a 'keep in touch' link to send enquiries via email, phone number provided. Also, DPE website has a contact person and phone number.
	(viii) a complaints register, updated monthly;	Compliant	Contractor to liaise with HI Comms Team to ensure any complaints are being logged.	Complaints Register is an appendix in Contractors Monthly Reports. Uploaded to HI website quarterly.	Complaints register included in the HI website. Updated on a quarterly basis. One (1) complaint from April 2019 has been close out.
	(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	Compliant	Refer to project website	Independent Audits to be uploaded to HI website. Cond C39c requires upload within 60days of final report being submitted to DPE. Submitted on 10 October, to be uploaded by 6.12.19.	Internal audits have been planned. No reports to be published yet.
	(x) any other matter required by the Planning Secretary; and	Compliant	As required.	As required.	Noted.
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Compliant	As required.	As required.	Information uploaded on the website regularly.
Compliance					
A20	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.	Compliant	HB daily induction references the location of the SSD. HB to provide copy of site inductions.	HB on-site induction powerpoint referencing SSD Conditions locations. Document Title: Mudgee Induction v1	HB to include induction on Environmental Controls to subcontractors. Include pictures from ESP EWMS. Hutchinson Builder's Site Induction contains environmental items and relevant activities applicable to the Conditions of Consent. Note: Induction to include reference to the number (SSD 9211) and all details for the erosion and sedimentation controls for employees and subcontractors to be aware. Opportunity for Improvement 01: Update induction presentation to include SSD number 9211 and details of the erosion
ADVISORY NOTES					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Compliant	Noted	Applicable Development Approval obtained. Traffic Control Plans developed and approved by RMS registered subcontractor - KPI Construction Services. Available upon request. Document titles HB_RegLic_Documents_National HB_RegLic_Documents_NSW	Applicable Development Approval obtained. Traffic Control Plans developed and approved by RMS registered subcontractor - KPI Construction Services. License/ticket in place and compliant.

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PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department 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>	Compliant	Official Notification Provided	<p>Official Notification Provided on Aconex to DPE via CWPM/ HI Planning. Notification to the Department of Planning submitted on the 20.03.19. Works commenced on 22.03.19</p> <p>Document Titles: Email Submission to DPE MHR Hutchinson Builders Con B1 48hr Notice 22.3.19</p>	Notification to the Department of Planning submitted on the 20.03.19. Works commenced on 22.03.19
Certified Drawings					
B2	<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:</p>	Non-Compliant -	Construction Documentation & Structural Design Certificates	<p>CC2 references these drawings. BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement and structural drawings by RMA Engineers 05.04.19. Structural Certifier - Blackett McGuire Goldsmith (BMG). Structural Engineer - Glen Rowe from RMA.</p> <p>Document title: Stage 2 BCA Crown Certificate</p>	<p>Finding: Structural design statement and structural drawings by RMA Engineers dated 05.04.19 were approved by Certifier 12.04.19. Submission was not completed prior commencement of construction (22.03.19).</p> <p>Recommendation: Ensure the timeframe requirements of this condition are met.</p> <p>Close-out evidence: The required certification has subsequently been submitted. This was evidenced in Crown Certificate No.2 dated 12.4.19.</p> <p>BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement and structural drawings by RMA Engineers dated 05.04.19. Structural Certifier - Blackett McGuire Goldsmith (BMG). Structural Engineer - Glen Rowe from RMA.</p>
(a)	the relevant clauses of the BCA; and	Non-Compliant -	Noted	CC2 references these drawings. BCA requirements included in Schedule 3	BCA requirements included in Schedule 3
(b)	this development consent.	Non-Compliant -	Noted	CC2 references these drawings.	Reference to SSD 9211 included
External Walls and Cladding					
B3	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	Non-Compliant -	HB to construct in accordance with approved materials and plans submitted to BM&G	<p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate.</p> <p>Document title: Stage 4 BCA Crown Certificate Letter to Hutchinson Builders - Compliance with DA Conditions</p>	<p>Finding: External walls and cladding information not submitted to the Certifying Authority prior commencement of construction. Copy of the documentation is yet to be issued to the Planning Secretary. □</p> <p>Recommendation: Ensure the timeframe requirements of this condition are met. Evidence submitted to the Certifying Authority (13.9.19) satisfying the requirement.</p> <p>Close out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate.</p>
Reflectivity					
B4	<p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	Non-Compliant -	Façade to be constructed in accordance with documents	<p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate.</p> <p>Document title: Stage 4 BCA Crown Certificate Letter to Hutchinson Builders - Compliance with DA Conditions</p>	<p>Finding: Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works. Design Statement by STH dated 9.7.19.</p> <p>Recommendation: Ensure the timeframe requirements of this condition are met.</p> <p>Close-out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B4 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Protection of Public Infrastructure					
(a)	<p>Before the commencement of construction, the Applicant must:</p> <p>consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p>	Compliant	N/A	N/A to Main Works SSD Conditions - These works were undertaken as part of the early works package.	Works undertaken as part of Early Works.

ID #		SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B5	(b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Compliant	Dilapidation report with photos to be produced	Dilapidation Report uploaded to HI Website. Two reports have been issued: Dilapidation Reports from AUSDILAPS dated 19.02.19 for 145 Church street (Ref. No. AD2696A) and Council Assets from Church Street to Lewis Street (Ref. No. AD2696B) Document titles: AD2696A External 145 Church Street MUDGEES.pdf AD2696B Council Assets Church Street to Lewis Street MUDGEES.pdf	Two reports have been issued: Dilapidation Reports from AUSDILAPS dated 19.02.19 for 145 Church street (Ref. No. AD2696A) and Council Assets from Church Street to Lewis Street (Ref. No. AD2696B): sighted
	(c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Compliant	Dilapidation report with photos to be produced	Dilapidation Reports uploaded to the HI website. Reports submitted to Department of Planning by CWPM 21.3.19. Reports submitted to BMG by Contractor 21.2.19. Report submitted to Council by Contractor 20.3.19.	Dilapidation Reports uploaded into the HI website. Reports submitted to Department of Planning by CWPM.
Utilities and Services						
B6		Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Compliant	Approvals of easements	Essential Energy Easement registration via the Land Registry Services. Approval received 17.05.19. Document titles: CEOF9090 CW114575 All CT 11-64-758721	a- Stormwater and sewer - Council approval b- Electricity - Essential Energy Easement registration via the Land Registry Services. c- Gas confirmation of capability to accept the designer request d- Telecommunications - Telstra
B7		Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Compliant	Approvals of easements	Essential Energy Easement registration via the Land Registry Services. Approval received 17.05.19. Document titles: CEOF9090 CW114575 All CT 11-64-758722	Essential Energy Easement registration via Land Registry Services submitted 17.05.19 Telecommunication and Gas services as above.
Community Communication Strategy						
B8		A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Compliant	HI Comms Team to manage community and staff communications.	Community Communication Strategy in place – Rev.0 was approved by Department of Planning on the 07.03.19. Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319 Communications meeting held monthly. Communication reports provided monthly.	Community Communication Strategy in place – Rev.0 was approved by Department of Planning on the 07.03.19. The Health Western NSW Local Health District website has a 'keep in touch' link to send enquiries via email, phone number provided. DPE website has a contact person and phone number. All the relevant details have been included in the Strategy. Information on community consultation was included in the website
	(a)	identify people to be consulted during the design and construction phases;	Compliant	Information uploaded onto the project website	Community Consultation formed part of SSD Application. Available on Planning website.	
	(b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Compliant	Information uploaded onto the project website	Refer to DPE website Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319	
	(c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Compliant	Information uploaded onto the project website	Refer to DPE website Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319	
	(d)	set out procedures and mechanisms:	Compliant	Information uploaded onto the project website	Refer to DPE website Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319	

ID #		SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
	(i)	through which the community can discuss or provide feedback to the Applicant;	Compliant	Information uploaded onto the project website	Refer to DPE website Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319	
	(ii)	through which the Applicant will respond to enquiries or feedback from the community; and	Compliant	Information uploaded onto the project website	Refer to DPE website Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319	
	(iii)	to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Compliant	Information uploaded onto the project website	Refer to DPE website Document titles: MHS - SSD 9211 Community Comms Strategy 7.3.19 Mudgee CCS_Aproved 7.3.19 Post Approval Condition B8 Community Communication Strategy 070319	
		The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Compliant	Approved by DPE. No further action required.	Comms Strategy approval letter by DPE. Community Communication Strategy in place – Rev.0 was approved by Department of Planning on the 07.03.19. Document titles: Mudgee CCS_Aproved 7.3.19	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
Ecologically Sustainable Development					
B9	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction of the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.	Non-Compliant -	Ensure material selections are installed as per contract drawings and section J report	217078-Mudgee Hospital JV3 Report Rev 5 9.10.19 Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document title: 217078-Mudgee Hospital JV3 Report Rev 5 Stage 4 BCA Crown Certificate Letter to Hutchinson Builders - Compliance with DA Conditions	Finding: Ecologically sustainable development initiatives were not submitted to the Certifying Authority prior commencement of construction Recommendation: Ensure the timeframe requirements of this condition are met. Close-out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B9 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Bicycle Parking and End of Trip Facilities					
B10	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19. Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document title: STH Design Statement_End of Trip Stage 4 BCA Crown Certificate	Finding: The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction. Recommendation: Ensure the timeframe requirements of this condition are met. Close-out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B10 was submitted on the 13.9.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
(a)	the provision of a minimum five staff and four public bicycle parking spaces;	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19.	
(b)	the layout, design and security of bicycle facilities must comply with the minimum requirements 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;	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19.	
(c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19.	
(d)	appropriate pedestrian and cyclist advisory signs are to be provided; and	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19.	
(e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Architectural Design Statement confirming compliance with DA Condition No. B10. (Silver Thomas Hanley Pty Ltd) 9.7.19.	
Outdoor Lighting					
B11	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Non-Compliant -	Ensure construction in accordance with contract documents & relevant standards	Certification from electrical engineer (GHD Pty Ltd) 9.7.19 and Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document Titles: Electrical Design Certificate - Mudgee main works - July Stage 4 BCA Crown Certificate	Finding: Outdoor lighting requirements were not submitted to the Certifying Authority prior commencement of construction. Recommendation: Ensure the timeframe requirements of this condition are met. Close-out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B11 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Access for People with Disabilities					

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B12	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Non-Compliant -	Building to be constructed in accordance with construction documentation and relevant standards. All ramps etc.. To be built in accordance with Access requirements	BCA Access Report and Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document Titles: 180904 IAC-974 BM+G Mudgee Hospital Access Report [B] (+ relevant drawings available upon request) Stage 4 BCA Crown Certificate	Finding: BCA Access Report provided on the 27.09.19 (Rev. B) by iAccess Consultants includes provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards. However, this was report not provided to the Certifying Authority prior to commencement of construction. Recommendation: Ensure the timeframe requirements of this condition are met. Close-out evidence: Letter from Certifying Authority received on 8.10.19 indicates that Access Consultant has been engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018. A Final Access Report and Design Certification was submitted to the satisfaction of the Certifying Authority 29.9.19. These works will be approved as part of the next Staged Crown Certificate.
Archival Recording					
B13	The Applicant must engage a suitably qualified and experienced expert to undertake a photographic archival recording must be prepared prior to the commencement of works	Compliant	Archival records completed by Eric Martin & Associates to be kept online	Photographic Archival recording complete by Eric Martin & Associates on 05.02.19. Document Titles: 20190205_Photographic Archival recording_Community Health 20190205_Photographic Archival recording_Docs 20190205_Photographic Archival recording_Wellness Center 20190205_Photographic Archival recording_Boiler House 20190205_Photographic Archival recording_Main Hospital	Photographic Archival recording completed by Eric Martin & Associates on 05.02.19. Records kept by HI, LHD and CWPM.
THIS CONDITION HAS BEEN DELETED Unexpected Contamination Procedure					
B14	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure the potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B17 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	No action required	Condition of Consent deleted. Modification of Development Consent dated 29.05.19. Modification on the Department of Planning website.	Condition of Consent deleted. Modification of Development Consent dated 29.05.19. Modification on the Department of Planning website.	Condition of Consent deleted. Modification of Development Consent dated 29.05.19. to delete condition B14 was sighted. Determination was provided by the Department of Planning 29.05.19 accepting condition to be deleted. All relevant documented evidence was posted in the website
Demolition and Remediation					
B15	MODIFIED: All demolition and site remediation is to be undertaken in accordance with the Remedial Action Plan and Waste Management Plan prepared by Regional Enviroscience Pty Ltd dated 6 August 2018 and in accordance with the approved stages of remediation under condition B16.	Compliant	Remediation to be monitored by 3rd party & audited by principal consultant	Modification of Development Consent approved by planning 29.10.19. Document title: SSD 9211 MOD 2 - Instrument of Modification Clearance Certificates from Regional Enviroscience. Remediation Action Plan (RAP) - Document No RAP18981R01 by GHD. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18.	Remediation Action Plan (RAP) - Document No RAP18981R01 by GHD. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18.
B16	MODIFIED: Upon completion of remedial works, in accordance with the MHR Site Staging Plan (dated 4 October 2019) , the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site (as defined within condition D19 and D20), prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	Not Triggered	Ensure Auditor reviews environmental consultants report	Modification of Development Consent approved by planning 29.10.19. Document title: SSD 9211 MOD 2 - Instrument of Modification MHR Site Staging D19 and D20 not triggered yet. Refer to D19 and D20.	A proposed modification to amend condition B16 is under review by the DPE
Construction Environmental Management Plan					

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	Compliant	Review CEMP and relevant attachments on a regular basis or as required	An Environmental Management Plan (EMP) was prepared 21.01.19 (Rev. A) and updated 18.02.19 (Rev. B). Document title: (Latest revision) Mudgee Hospital_EMP_Revision_E_190904	An Environmental Management Plan (EMP) was prepared 21.01.19 (Rev. A) and updated 18.02.19 (Rev. B). Plan was developed and reviewed by HI HSEQ Manager. Front page indicates version 5.0 - 21/1/19 and footer version 4.1 - inconsistencies found. All sub plans are included in the EMP.
	(a) Details of:	Compliant	Review CEMP and relevant attachments on a regular basis or as required		
	(i) hours of work;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 2.2 Table 1 includes construction time frames	Section 2.2 Table 1 includes construction time frames
	(ii) 24-hour contact details of site manager;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 5.5 indicates that on-site contact details for all emergencies is specified Emergency Response Plan (WHSMP – Appendix 6	Section 5.5 indicates that on-site contact details for all emergencies is specified Emergency Response Plan (WHSMP – Appendix 7
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 5.1 site risk assessment includes dust and outdoor risks and controls. Also, EWMS No.7 for Air Quality includes details on the aspects, impacts and controls.	Section 5.1 site risk assessment includes dust and outdoor risks and controls. Also, EWMS No.7 for Air Quality includes details on the aspects, impacts and controls.
	(iv) stormwater control and discharge;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 5.1 Site Risk Assessment includes Water Discharge and Stormwater controls. EWMS No.1 Erosion and Sediment Control includes details for Stormwater Management. There is no stormwater discharged offsite.	Section 5.1 Site Risk Assessment includes Water Discharge and Stormwater controls. EWMS No.1 Erosion and Sediment Control includes details for Stormwater Management. There is no stormwater discharged offsite.
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 5.1 site risk assessment includes sediment controls. EWMS No.1 Erosion and Sediment Control includes details for aspects, impacts and controls e.g. excess sediment existing site via vehicle transport.	Section 5.1 site risk assessment includes sediment controls. EWMS No.1 Erosion and Sediment Control includes details for aspects, impacts and controls e.g. excess sediment existing site via vehicle transport.
B17	(vi) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 3.2 indicates that if lighting for external use is required it will comply with AS 4282 – 1997.	Section 3.2 indicates that if lighting for external use is required it will comply with AS 4282 – 1997.
	(vii) community consultation and complaints handling;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Section 7.1 indicates that HB will do consultation with duty holders & site personnel through weekly HB site meetings, subcontractor meetings, HSE Committee meetings.	Section 7.1 indicates that HB will do consultation with duty holders & site personnel through weekly HB site meetings, subcontractor meetings, HSE Committee meetings.
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17);	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Traffic Management Plan dated 12.02.19 (Version 4.0) prepared by KPI Traffic Control.	Traffic Management Plan dated 12.02.19 (Version 4.0) prepared by KPI Traffic Control.
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B18);	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No.8 Noise and Vibration dated 18.02.19 prepared by HB. 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan	There is evidence of an EWMS No.8 Noise and Vibration dated 18.02.19 prepared by HB. Refer to improvements listed in condition B20.
	(d) Construction Waste Management Sub-Plan (see condition B19);	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No.2 Waste Management dated 18.02.19 prepared by HB	EWMS No.2 Waste Management dated 18.02.19 prepared by HB
	(e) Construction Dust Management Sub-Plan;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No. 7 - Air Quality (Dust and Odour) dated 18.02.19 prepared by HB	EWMS No. 7 - Air Quality (Dust and Odour) dated 18.02.19 prepared by HB
	(f) Construction Community Safety Plan;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	Public Safety Management Plan version 10 11.03.19 prepared by HB.	Public Safety Management Plan version 10 11.03.19 prepared by HB.
	(g) Construction Soil and Water Management Sub-Plan;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No.1 Erosion and Sediment Control (Stormwater Management) dated 18.02.19 prepared by HB.	EWMS No.1 Erosion and Sediment Control (Stormwater Management) dated 18.02.19 prepared by HB.
	(h) Demarcation of trees to be retained and documentation of protection measures, including (but not limited to) erosion and sediment control measures and procedures if nests or fauna are located in any trees to be removed;	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No.3 Pest Control and Fauna Management and EWMS No.4 Vegetation and Weed Management in place and included in EMP. No endangers flora identified onsite.	EWMS No.3 Pest Control and Fauna Management and EWMS No.4 Vegetation and Weed Management in place and included in EMP. No endangers flora identified onsite.
	(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No. 11 Cultural and Natural Heritage for guidance included in EMP.	EWMS No. 11 Cultural and Natural Heritage for guidance included in EMP.
	(j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	Compliant	Review CEMP and relevant attachments on a regular basis or as required	EWMS No.2 Waste Management Rev 2 dated 4.10.19 prepared by HB. Waste Tracking Register April-September 2019	EWMS No.2 Waste Management dated 18.02.19 prepared by HB. However, waste classification and validation not clear.

ID #		SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B18		The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Compliant		EMP 21.01.19 submitted to the Certifying Authority. Plan was approved on 15.03.19 as part of the Crown Certificate (CRO-18108) for Stage 1. Copy was provided to Planning Secretary on the 21.03.19. Document titles: Stage 1 BCA Crown Certificate Email Submission to DPE	EMP 21.01.19 submitted to the Certifying Authority. Plan was approved on 15.03.19 as part of the Crown Certificate (CRO-18108) for Stage 1. Copy was provided to Planning Secretary on the 21.03.19.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B19	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Document Titles: Stage 1 BCA Crown Certificate 190314 MHR CEMP_HB Final (Traffic Management Plan attached as appendix)	Traffic Management Plan dated 12.02.19 (Version 4.0)
	(a) be prepared by a suitably qualified and experienced person(s);	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Prepared by KPI (Traffic Control) Construction Services. Traffic Management Plan dated 12.02.19 (Version 4.0)	Prepared by KPI (Traffic Control) Construction Services.
	(b) be prepared in consultation with Council, RMS and TfNSW;	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. TMP Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require. RMS and TfNSW - parties not applicable. RMS only confirms acceptance of subcontractor. Traffic Plan is submitted to the Council for acceptance. Council sent feedback.	TMP Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require. RMS and TfNSW - parties not applicable. RMS only confirms acceptance of subcontractor. Traffic Plan is submitted to the Council for acceptance. Council sent feedback.
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. TMP section 12.8 bus services, section 14.1.3 Road users, section 19.4 pedestrian and bicycle and access, and section 19.6 public transport.	TMP section 12.8 bus services, section 14.1.3 Road users, section 19.4 pedestrian and bicycle and access, and section 19.6 public transport.
	(d) detail heavy vehicle routes, access and parking arrangements;	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. TMP section 17.1 parking, TCP 194 Vehicle movement plan stage 1 - deliveries and TCP 198 for site deliveries.	TMP section 17.1 parking, TCP 194 Vehicle movement plan stage 1 - deliveries and TCP 198 for site deliveries.
	(e) include a Driver Code of Conduct to:	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Driver code of conduct	Include a code of conduct - document this somehow. Standard email to send to truck companies. Confirmation that truck driver/comapny has received No Driver Code of Conduct but Traffic Control Principles included in section 6.0.
	(i) minimise the impacts of earthworks and construction on the local and regional road network;	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Section 12 includes traffic management.	Section 12 includes traffic management.
	(ii) minimise conflicts with other road users;	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Section 12 includes traffic management.	Section 12 includes traffic management.
	(iii) minimise road traffic noise; and	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Not included in TMP; but EWMS No.8 (noise & vibration) indicates they regular on-site and off-site inspections to record and monitor noise and vibration will be undertaken.	Not included in TMP; but EWMS No.8 (noise & vibration) indicates they regular on-site and off-site inspections to record and monitor noise and vibration will be undertaken.
	(iv) ensure truck drivers use specified routes;	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. TCP 194 Vehicle Movement Plan stage 1 - Deliveries and TCP 198 for Site Deliveries	TCP 194 Vehicle Movement Plan stage 1 - Deliveries and TCP 198 for Site Deliveries
(f) include a program to monitor the effectiveness of these measures; and	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Section 15.2 delays on queuing indicates traffic controllers to monitor congestions.	Section 15.2 delays on queuing indicates traffic controllers to monitor congestions.	
(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Compliant	Review TMP and relevant attachments on a regular basis or as required	BCA Crown Certificate 1 BMG 15.3.19 certifies this. Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require.	Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require.	
	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Non-Compliant -			EWMS for Noise and Vibration dated 18/2/19 has been prepared; however, this methodology can be largely improved. A Noise and Vibration management Sub-Plan to be prepared to include: - Noise and vibration criteria and fixed hours to undertake works; - Monitoring of noise and frequency Noise and vibration risk to be included in the environmental risk assessment. Noise and vibration levels to be included in the Induction and BIG10.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B20	(a) be prepared by a suitably qualified and experienced noise expert;	Non-Compliant -	Plan governed by EPA's Interim Construction Noise Guideline (DECC, 2009)	A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology.	<p>Finding: The Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Builders Version 1.1, does not include the noise levels requirements for the project and how noise will be monitored during construction activities.</p> <p>Recommendation: Hutchinson to engage a qualified noise expert to prepare a Noise and Vibration management sub-plan that include the following details: noise and vibration criteria, fixed hours to undertake works, monitoring controls and frequency, and record management.</p> <p>The plan is to be signed off by a suitable qualified and experience noise expert.</p> <p>Noise and vibration levels to be included in the induction and BIG10 inspection. Noise and vibration risks to be included in the environmental risk assessment. □</p> <p>Close-out evidence: A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology.</p>
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Non-Compliant -	Intermittent noise monitoring during any works deemed required during an excessively noisy works or following complaints	Section 6 NOISE AND VIBRATION MANAGEMENT LEVELS in CNVMP.	EWMS prepared by HB. A sub-plan needs to be prepared and signed off by a suitable qualified and experience noise expert Included in EWMS No.8
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Non-Compliant -	No Piling or high noise generating activities applicable	Section 9 AMELIORATIVE MEASURE in CNVMP.	EWMS No.8 - Noise and Vibration contains controls for excessive noise and vibration from high noise generating activities included.
	(d) include strategies that have been developed with the community for managing high noise generating works;	Non-Compliant -	No Piling or high noise generating activities applicable	Section 12.1 ESTABLISHMENT OF DIRECT COMMUNICATION WITH AFFECTED PARTIES in CNVMP.	EWMS No.8 - Noise and Vibration addresses the management of vehicles and machinery accessing and exiting the site in order to reduce any disturbance as possible to sensitive receptors and community.
	(e) describe the community consultation undertaken to develop the strategies in condition B18(d); and	Non-Compliant -		EWMS No.8 - Noise and Vibration addresses the complaints records maintenance including Community Complaints and Consultation Register HB-HSEQ-F-041 MHS - SSD 9211 Community Comms Strategy Section 12 COMMUNITY INTERACTION AND COMPLAINTS HANDLING in CNVMP.	EWMS No.8 - Noise and Vibration addresses the complaints records maintenance including Community Complaints and Consultation Register HB-HSEQ-F-041
	(f) include a complaints management system that would be implemented for the duration of the construction.	Non-Compliant -	Complaint register to be kept on file	As per B17 CEMP. EWMS No.8 - Noise and Vibration addresses that any complaints will be recorded in the Community Complaints and Consultation Register HB-HSEQ-F041	EWMS No.8 - Noise and Vibration addresses that any complaints will be recorded in the Community Complaints and Consultation Register HB-HSEQ-F041
	The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:	Non-Compliant -		Document Titles: EWMS-2 - Waste Management Rev 2 Waste Tracking Register April-September 2019	<p>Finding: The Waste Management Environmental Work Method Statement (EWMS) does not include details of the quantities for each waste type generated during the construction and the proposed reuse, recycle and disposal locations. □</p> <p>Recommendation: Hutchinson to ensure that the details of waste quantities, proposed reuse, recycle and disposal locations are included in the EWMS for Waste Management. Also, a Waste Register is to be developed to include specific volume of waste for traceability purposes.</p> <p>Close-out evidence: EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.</p>

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B21	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Non-Compliant -	Recycling of construction materials	EWMS-2 - Waste Management Rev 2 states HB have reviewed rural options for recycling. Mixed waste recycling is not available locally. All waste to be combined and disposed of into land fill at the Whylanda Waste & Recycling Centre. Waste Tracking Register April-September 2020 Asbestos being contained on-site as per RAP.	Quantities of each waste type and classification not included in EWMS No.2, it only indicates that waste and recyclables shall be disposed of by a licensed contractor. There is evidence of waste tracking Certificates for general waste from the Waste Facility on a monthly basis. It is included in the HB Monthly Report
	(b) The CWMSMP must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan;	Non-Compliant -	Hazardous materials management plan to be approved by BM&G	As per B17 CEMP. Sub-Plan to be updated as required. EWMS No.9 Dangerous Goods and Hazardous Substances and Asbestos Control Plan Version 4 dated 21.01.2019, part of EMP	EWMS No.9 Dangerous Goods and Hazardous Substances and Asbestos Control Plan Version 4 dated 21.01.2019, part of EMP
	(c) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Non-Compliant -	Removal of contaminated waste will be actioned in accordance with management plan	As per B17 CEMP. Sub-Plan to be updated as required. Asbestos being contained on-site as per RAP.	Asbestos removed offsite at Early Works stage. There is an asbestos stockpile onsite which is contained, and it will be capped behind a wall which is under construction. Volume approximate 22x7x1.5m

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
Construction Parking					
B22	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site (excluding worker vehicles), or suitable alternative location as agreed to by the Planning Secretary, including for heavy vehicles [DELETED: and for site personnel] , to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities	Compliant	HB to advise on parking locations in the inductions and review on site	Modification of Development Consent approved by planning 29.10.19. Document title: SSD 9211 MOD 2 - Instrument of Modification BCA Crown Certificate 1 BMG 15.3.19 certifies this. Prepared by KPI (Traffic Control) Construction Services. Traffic Management Plan dated 12.02.19 (Version 4.0)	Construction parking spaces for personnel is available. Heavy vehicles are accessing the site as per TCPs. Traffic Management Plan prepared by KPI Traffic Control 12.02.19 provided to Certifying Authority. Plan indicates that a dedicated subcontractor off street parking is available for all contractors (TCP-KPI 195).
Landscaping					
B23	Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	Design in progress. Landscape Management Plan to be developed
	(a) be generally in accordance with the Landscape Plans prepared by Taylor Brammer, dated 17 October 2018;	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	
	(b) amend the 65 trees to be species endemic to the area;	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	
	(c) detail the species to be planted on-site;	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	
	(d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	
	(e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	
B24	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the Certifying Authority	Not Triggered	Review and update management plan as required	Design in progress. Will form part of Crown Certificate 5.	Design in progress.
Stormwater Management System					
B25	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	BCA Crown Certificate (Stage 1) 15.3.19. Certificate No CRO18108, dated 15.03.19 includes a Hydraulic Design Statement from JHA Consulting Engineer (25.02.19) and hydraulics drawings.	BCA Crown Certificate (Stage 1) Certificate No CRO18108, dated 15.03.19 includes a Hydraulic Design Statement from JHA Consulting Engineer (25.02.19) and hydraulics drawings.
(a)	be designed by a suitably qualified and experienced person(s);	Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	JHA was the Consulting Engineer .	Hydraulic Design Statement prepared by JHA Consulting Engineer. BCA Crown Certificate Stage 2 (CC2) - Certificate No CRO-18115dated 12.04.19 and in accordance with relevant Australian Standards referenced in this condition B25.
(b)	be generally in accordance with the conceptual design in the EIS;	Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	BCA Crown Certificate Stage 2 (CC2) - Certificate No CRO-18115dated 12.04.19.	
(c)	be in accordance with applicable Australian Standards;	Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	BCA Crown Certificate Stage 2 (CC2) - Certificate No CRO-18115dated 12.04.19.	
(d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	BCA Crown Certificate Stage 2 (CC2) - Certificate No CRO-18115dated 12.04.19.	
Operational Noise – Design of Mechanical Plant and Equipment					

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
B26	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	Non-Compliant -	N/A	Acoustic Design Statement prepared by Acoustic Logic 18.7.19. BCA Crown Certificate Stage 2 (CC2) Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document title: 20190718SNA_R0_Design_Certificate_-_Condition_B26 Stage 4 BCA Crown Certificate Noise Impact Assessment Document Reference No. 20171192.1/2805A/R3/BW prepared by Acoustic Logic 28.05.2018 Rev.3 was developed at early stage and incorporated into the design. EIS (07.08.18) refers to Impact Assessment.	Finding: Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction. □ Recommendation: Ensure the timeframe requirements of this condition are met. □ Close-out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B26 was submitted on the 4.10.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Operational Waste Storage and Processing					
B27	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Compliant	Ensure waste bins stored as per agreement	Letter confirming that Waste Removal from the Site will be undertaken by a Private Contractor and not Mid-West Regional Council. Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document title: B27 FW_ Removal of Waste from Mudgee Hospital Stage 4 BCA Crown Certificate	Waste removal will not be collected by Council; Operational waste will be managed by private contractors: General waste is collected by J R Richards; Clinical Waste is collected by Cleanaway Daniels. Email provided by the Western NSW Local Health District dated 4.10.19 re. Removal of Waste from Mudgee Hospital.
Mechanical Ventilation					
B28	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Non-Compliant -	Mechanical services to be installed in accordance with contract documents and inspected periodically by consultants	Mechanical Design Certificate approved by BMG. Crown Certificate 4 from BMG dated 23.10.19 certifies this. Document titles: Dewpoint_Design Certificate DSA Design Certificate Stage 4 BCA Crown Certificate	Finding: Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction. □ Recommendation: Ensure the timeframe requirements of this condition are met. □ Close-out evidence: Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B28 was provided to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
Compliance Reporting					
B29	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>NSW Government 11 Mudgee Hospital Redevelopment Department of Planning and Environment (SSD 9211)</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	Compliant	Program complete and provided to Certifying Authority and Planning Secretary.	Compliance Reporting Program document and email correspondence to Certifier and Planning Secretary Pre-construction Compliance Report prepared 15.02.19 by HB, submitted to the Certifying Authority (BMG) on the 21/03/19. Compliance Reports submitted 21.05.19 and relevant correspondence available on the HI website.	Compliance Monitoring and Reporting Program prepared by HB on 20.2.19 and approved by Certifier 15.03.19 as part of the CC for Stage 1. Pre-construction Compliance Report prepared by HB on 15.02.19, submitted to the Certifying Authority (BMG) on the 21.03.19. Compliance Reports submitted 21.05.19 and relevant correspondence available on the HI website.
B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.	Not Triggered	Noted	No approved requests to date.	No request to cease the ongoing annual operational compliance reports received to date.
PART C DURING CONSTRUCTION					
Approved Plans to be On-site					
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Compliant	Ensure any updated documentation or certification is available on site.	Relevant documents available in Site Office. Soft copy available upon request. Approved plans are electronically available on OmTrak. OmTrak is the system used to access all plans and specifications	OmTrak is the system used to access all plans and specifications. Approved plans are electronically available on OmTrak. Sighted: Lower ground level footing GA plan Version 3 Drawing No. 14204. EMP and relevant subplans are available in Hutchinson Share Drive. Sighted EMP Rev. B 18.2.19. Plan Developed by HSEQ Manager.
Site Notice					
	A site notice(s):	Non-Compliant -			
C2	(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Non-Compliant -	Complete. Review and update at each Stage of the Project.	Site notice is in place and on boundaries available for viewing and validation. Image: C2 Image Site Notice	<p>Finding: Site notice is missing the details of the Certifier Authority, Structural Engineer and approved hours of work. □</p> <p>Recommendation: Hutchinson to include the name of the Certifier Authority, the name of the Structural Engineer and the approved hours of work in the site notice. Sign and its relevant details are to be durable and weatherproof, so they are displayed throughout the works period. Notice to state that unauthorised entry to the site is not permitted. □</p> <p>Close-out evidence: Details of the Certifying Authority, Structural Engineer and approved working hours have been added to the site notice.</p>
	(b) is to satisfy all but not be limited to, the following requirements:	Non-Compliant -	Complete. Review and update at each Stage of the Project.	Site notice is in place and on boundaries available for viewing and validation. Image: C2 Image Site Notice	
	(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	Non-Compliant -	Complete. Review and update at each Stage of the Project.	Site notice is in place and on boundaries available for viewing and validation. Image: C2 Image Site Notice	
	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Non-Compliant -	Complete. Review and update at each Stage of the Project.	Site notice is in place and on boundaries available for viewing and validation. Image: C2 Image Site Notice	
	(iii) the approved hours of work, the name of the 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; and	Non-Compliant -	Complete. Review and update at each Stage of the Project.	Site notice is in place and on boundaries available for viewing and validation. Image: C2 Image Site Notice	
	(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Non-Compliant -	Complete. Review and update at each Stage of the Project.	Site notice is in place and on boundaries available for viewing and validation. Image: C2 Image Site Notice	
Operation of Plant and Equipment					

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C3	All plant and equipment used on site, or to monitor the performance of the development must be:				
	(a) maintained in a proper and efficient condition; and	Compliant	Daily pre-start checklist.	Pre-start checklists kept in cab of each machine. HB undertake regular spot checks of EWP pre-start checklists. CWPM review and report on EWP pre-start checklists during weekly site inspections. Document title: [1-30 to date] Mudgee Site Inspection Report	Sighted Induction record for Driver/Operator of 8tons excavator from Max Walker Earth Moving 3/6/19. Certificate number 000316003502. License sighted CG101322774SEQ1 and White Card issued on 21/10/19. Induction for Driver of excavator from CSR Earthworks 22/3/19, VOC for Skid Steer Loader Cat 246D. Verifying of Competency (VOC) and operating licence are in place. Note: Daily pre-start checklist for small excavator was not completed. Work stopped. Daily pre-start for Bob cat was completed 3.6.19.
(b)	operated in a proper and efficient manner.	Compliant	HB Site Supervisor checking licences or VOC during induction.	VOC (Verifying of Competency) or relevant operating licence available on-site or upon request. Sighted Induction record for Driver/Operator of 8tons excavator from Max Walker Earth Moving 3/6/19. Certificate number 000316003502. License sighted CG101322774SEQ1 and White Card issued on 21/10/19. Induction for Driver of excavator from CSR Earthworks 22/3/19, VOC for Skid Steer Loader Cat 246D. Verifying of Competency (VOC) and operating licence are in place. HB issue Corrective Action Reports to subcontractors if non-compliances raised. Nil to date.	
Demolition					
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	Not Triggered	Demolition Works not in Scope for Main Works Package / Contractor. CWPM to ensure compliance throughout Completion Works.	Demolition Works not in Scope for Main Works Package / Hutchinson Contractor. Demolition Works were undertaken at the Early Works stages by subcontractor - DEMEX - Class A License No 2300363, under a different contract Not triggered. CWPM to ensure compliance during Completion Works - review Demolition Plans and ensure Certification from CA has been received.	Demolition Works not in Scope for Main Works Package / Hutchinson Contractor. Demolition Works were undertaken at the Early Works stages by subcontractor - DEMEX - Class A License No 2300363, under a different contract Not triggered.
Construction Hours					
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:				
	(a) between 7am and 6pm, Mondays to Fridays inclusive; and	Compliant	Contractor to monitor daily and ensure site is locked up on-time each day.	No evidence unless a non-compliance incident is recorded, any record of complaints or non-compliances are captured on: Complaints Register or Non-Compliance Register. EMP Section 2.2 Table 1 indicates Mon-Fri 7am-6pm	EMP Section 2.2 Table 1 indicates Mon-Fri 7am6pm and Sat 8am-1pm. No works undertaken on Sundays.
	(b) between 8am and 1pm, Saturdays.	Compliant	Contractor to monitor daily and ensure site is locked up on-time each day.	No evidence unless a non-compliance incident is recorded, any record of complaints or non-compliances are captured on: Complaints Register or Non-Compliance Register. EMP Section 2.2 Table 1 indicates Sat 8am-1pm.	
(c)	No work may be carried out on Sundays or public holidays.	Compliant	Contractor to monitor daily and ensure site is locked up on-time each day.	No evidence unless a non-compliance incident is recorded, any record of complaints or non-compliances are captured on: Complaints Register or Non-Compliance Register.	
	Activities may be undertaken outside of the hours in condition C5 if required:				No out of hours works to date.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C6	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Not Triggered	Noted	This has not occurred to date.	
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Not Triggered	Noted	This has not occurred to date.	
	(c) where the works are inaudible at the nearest sensitive receivers; or	Not Triggered	Noted	This has not occurred to date.	
	(d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Not Triggered	Noted	(This had not occurred at the time of AQUAS Audit 1 3.6.19 therefore not reflected in their report) Written approval from the Planning Secretary for out of hours concrete pour 18.06.19. Document title: Request for out of hours work 180619	
	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered	Noted	(This had not occurred at the time of AQUAS Audit 1 3.6.19 therefore not reflected in their report) Communication provided to residents prior to large concrete pour in June. Door knocking and advising of the works was undertaken. No complaints received about the pour. Document Title: Mudgee_Disruption Letter v2_RM_KB	No notifications required
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:				These types of works have not been carried out
	(a) 9am to 12pm, Monday to Friday;	Not Triggered	N/A to MHR Project.	There is no rock breaking, rock hammering, sheet piling, pile driving and similar activities on MHR.	
	(b) 2pm to 5pm Monday to Friday; and	Not Triggered	N/A to MHR Project.	There is no rock breaking, rock hammering, sheet piling, pile driving and similar activities on MHR.	
	(c) 9am to 12pm, Saturday.	Not Triggered	N/A to MHR Project.	There is no rock breaking, rock hammering, sheet piling, pile driving and similar activities on MHR.	
Implementation of Management Plans					
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Compliant	Noted	Version control of CEMP and correctly issuing out updated docs and informing contractors/subcontractors of any changes Document title: Mudgee Hospital_EMP_Revision_E_190904 (final) 1909 Notification to BMG RE Mudgee Hospital SSD 9211 Condition C35 1909 Notification to DPE FW Mudgee Hospital SSD 9211 Condition C35	EMP prepared 21/1/19 (Rev. A) and updated 18/2/19 (Rev. B). Working under this EMP. Front page says Version 5.0 dated 21/1/19. and footer version 4.1 - inconsistencies found. EMP and relevant subplans are available in Hutchinson Share Drive
Construction Traffic					
C9	All construction vehicles (excluding worker 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 before stopping.	Compliant	Noted. Monitor construction traffic	Site Access Plan states construction vehicle plans. Document title: Site Access Plan (9) 21.1.19 Mudgee Hospital_EMP_Revision_E_190904 (final)(Traffic Management Subplan)	Traffic monitoring daily (visual observations). Workers parking available onsite (refer to TCP (Stage 2 demolition)) All construction trucks enter via gate 3 or gate 2 and exit via the same gates; gate 4 will be open later to allow exist of trucks (3-4 weeks). About 10 trucks a day.
Road Occupancy Licence					
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Not Triggered	Noted	Potentially required in the future if undertaking any landscaping effecting traffic / roads.	A ROL has not been required to date. ROL required in the future for landscaping works.
Safe Work Requirements					

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	Compliant	Monitor site to ensure works being carried out in accordance with approved management plans.	Site has a digital lock on main gate and 2 security cameras. Other site entrances remain locked unless required to be opened for deliveries etc. where it is then supervised by site workers. CWPM weekly site inspections review and report on site security and safety including machinery, personnel, PPE, practices and housekeeping. Document titles: [1-30 to date] Mudgee Weekly Site Inspections WHS Management Plan and Construction Community Safety Plan Public Safety Management Plan in place section 5 - includes public entering site reference to the Project Risk Assessment (PRA)	Maintain the site from trips hazards; waste such as concrete and general rubbish to be cleared. Public Safety Management Plan in place section 5 - includes public entering site reference to the Project Risk Assessment (PRA) is included. Safety on site appears appropriate. Site is locked up each day and 2 security cameras are in place. Notes: - There was a trip hazard around the spill kit next to the hazardous substances' container. - Housekeeping is required on the site. - There is concrete waste, general rubbish on the site. Lack of housekeeping
Hoarding Requirements					
	The following hoarding requirements must be complied with:			No hoarding required	No hoarding required. Site fence in place around the perimeter of the site. No graffiti present.
C12	(a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing;	Not Triggered	Regular site boundary walks to be undertaken	No advertising allowed or currently on fences	
	(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; and	Not Triggered	Regular site boundary walks to be undertaken	No hoarding required - N/A.	
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Not Triggered	N/A to this project	No hoarding required - N/A.	
No Obstruction of Public Way					
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Not Triggered	HB Site Manager to ensure works are being undertaken within the construction site boundary.	No evidence unless a non-compliance incident is recorded, any record of complaints or non-compliances are captured on: Complaints Register or Non-Compliance Register.	Public way is not obstructed. Check all materials and construction works are contained within the construction site boundary
Construction Noise Limits					
C14	The development must be constructed to achieve the construction noise management levels detailed in the <i>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.	Non-Compliant -	Any excessive noise caused by construction activities to be monitored by HB Site Manager.	As applicable, noise and vibration monitoring results. Document title: 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan	Finding: Not all the required noise limits, monitoring and mitigation measures have been defined in the presented Construction Noise and Vibration Management EWMS. <input type="checkbox"/> Recommendation: EWMS for Noise and Vibration to be updated to indicate the noise and vibration required levels, exceedances and monitoring controls as required by this condition and condition B20. <input type="checkbox"/> Close-out evidence: Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) prepared by Acoustic Logic on the 2.9.19 includes noise level requirements and monitoring methodology.
C15	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 C5.	Compliant	Advising subcontractors of this requirement when contracting. Remind subcontractors at toolbox talks.	Contractor advises Subcontractors of delivery requirements and time restrictions as per SSD in induction. Document title: Mudgee Induction v2	Subcontractors are inducted, and during induction hours of work are indicated. No noise complaints received.
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Compliant	Noted	Subcontractor SWMS. EWMS for noise and vibration states trucks to have non-tonal alarms.	EWMS for noise and vibration indicate trucks to have non-tonal alarms - sighted on site - ok
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Not Triggered	Any excessive noise caused by construction activities to be monitored by HB Site Manager.	As applicable, noise and vibration monitoring results. Document title: 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan	Noise monitoring not done yet. No works generating offensive noise.
Vibration Criteria					
	Vibration caused by construction at any residence or structure outside the site must be limited to:				No works undertaken outside the site. No piling, rock breaking, therefore no vibration monitoring required.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C18	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	Not Triggered	Any piling, rock breaking or excessive noise/vibration caused by construction activities to be monitored by HB Site Manager.	Refer to Noise and Vibration Management Plans Document title: 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan	
	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Not Triggered	Any piling, rock breaking or excessive noise/vibration caused by construction activities to be monitored by HB Site Manager.	Refer to Noise and Vibration Management Plans Document title: 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan	
C19	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 C18	Not Triggered	N/A to this project. No residential buildings within 30m.	N/A to this project. No residential buildings within 30m.	NT - no residential buildings within 30m.
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.	Not Triggered	Noted	Refer to Noise and Vibration Management Plans Document title: 20190902SNA_R0_Construction_Noise_and_Vibration_Management_Plan	NVMP defined the construction vibration criteria in accordance with ICNG.
Tree Protection					
C21	For the duration of the construction works:				
	(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;	Compliant	Noted	Compare on-site activities to arborist report. Trees Assessment report 17/10/17.	Trees Assessment report 17/10/17. Removal of 32 trees was approved by Council.
	(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Compliant	Noted	Compare on-site activities to arborist report. Trees Assessment report 17/10/17.	Street trees not affected by current on-site activities (milestone 1). Three trees (3,4,5) will be protected during milestone 2. Three trees (79,80,81) will be protected during milestone 4.
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS; and	Compliant	Noted	Compare on-site activities to arborist report. Trees Assessment report 17/10/17. Site fencing established to trees potentially in impact zone.	One tree (corner of Mereas and site office) being protected. Note: Danger tape around the tree to be removed
(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.	Compliant	N/A to this project	No access to the area within any protective barrier is required during the works to date.		
Dust Minimisation					
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Dust monitoring is carried out by checking stock piles are wet. Visual inspections conducted daily by site manager, HSE Manager. Refer to EWMS 7 Air Quality and CEMP.	Dust monitoring is carried out by checking stock piles are wet. Visual inspections conducted daily by site manager, HSE Manager.
C23	During construction, the Applicant must ensure that:	Compliant			
	(a) exposed surfaces and stockpiles are suppressed by regular watering;	Compliant	HB Site Manager to undertaken regular visual inspections of stockpiles and assess suppression requirements.	Stockpiles visual observations, using the water cat and also hydro mulch. Refer to EWMS 7 Air Quality and CEMP.	Stockpiles visual observations, using the water cat and also hydro mulch.
	(b) all trucks entering or leaving the site with loads have their loads covered;	Compliant	HB Site Manager to monitor trucks entering and leaving site.	Loads are covered as per EWMS 7 Air Quality and CEMP.	One water cart on site can be used for dust minimisation. Sighted truck leaving site with load cover.
	(c) trucks associated with the development do not track dirt onto the public road network;	Compliant	HB Site Manager to monitor road conditions to ensure dirt is not entering public network.	Rip-rap installed at truck entrances to site.	No dirt associated with the works are on the public road network
	(d) public roads used by these trucks are kept clean; and	Compliant	HB Site Manager to monitor road conditions to ensure dirt is not entering public network.	Rip-rap installed at truck entrances to site.	No dirt on public street (Mereas Street)
(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Compliant	HB Site Manager to monitor relevant works.	Hydromulch on stockpile. Compare Erosion and Sediment Control Plans to works on site.	Hydro mulch to be undertaken in the next 2 weeks.	
Erosion and Sediment Control					

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C24	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Compliant	HB Site Manager to monitor ESP and ensure updated as required	Erosion and Sediment Control Plans continually updated and available on site. Compare Erosion and Sediment Control Plans to works on site. ESCPs mentioned in site inductions. Document title: EWMS-1 - Erosion and Sediment Control (4)	ESCPs to be documented when reviewed. Sediment fence to be fixed and maintained. Induction to include erosion and sedimentation controls. OFI Erosion and Sediment controls were sighted during the site inspection. Erosion and Sedimentation Control Plans (ESCPs) are being reviewed progressively but not documented. The sediment fence needs to be fixed as there some areas where is lower that the required. Erosion and Sedimentation controls not included in the induction.
Disposal of Seepage and Stormwater					
C25	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Not Triggered	N/A to this project	Contained on-site. No discharge of water. Stormwater will run within the site, water contained on site. Stormwater pits allocated throughout the site - about 10. Refer to Stormwater Management in CEMP.	No discharge of water. Stormwater will run within the site, water contained on site. Stormwater pits allocated throughout the site - about 10.
Unexpected Finds Protocol – Aboriginal Heritage					
C26	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Not Triggered	Noted	No unexpected finds to date. EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens.	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens. No unexpected finds to date.
Unexpected Finds Protocol - Historic Heritage					
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. 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. Works may only recommence with the written approval of the Heritage Division of the OEH.	Not Triggered	Noted	No unexpected finds to date. EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens.	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens. No unexpected finds to date.
Waste Storage and Processing					
C28	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Compliant	Waste to be collated in bin laydown areas	Designated waste storage areas and bins as required onsite.	Waste (Blue) skips maintained for construction waste around the site
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Non-Compliant -	Monitor waste and review against guidelines on a regular basis.	Monthly waste reports. Document title: Waste Tracking Register April-September 2019	Finding: Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated to include quantities, classification and disposal location of waste generated during the construction works. Refer to NC-12 condition B21. Recommendation: Hutchison to define and assess waste management and update the EWMS to reflect that.□ Close-out evidence: EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.
C30	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Compliant	HB Site Manager to monitor trucks entering and leaving site.	Trucks are monitored leaving site and Contractor reminds drivers of requirements to have loads covered. any record of complaints or non-compliances are captured on: Complaints Register or Non-Compliance Register.	Dockets sighted for 3 bins with construction waste on: 23/5/19, 24/05/19, 31/5/19. One bin with asbestos on 20/5/19 (Skip) from Sam's Liquid Waste & Hire. Asbestos Whylandra Waste & recycling Centre 20/5/19 Vehicle no. 115197H: 4 ton

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Compliant	HB Site Manager to monitor site activities and subcontractors.	Designated concrete washdown area on site.	Designated concrete washdown area is in place but has not maintained appropriately. Note: Concrete washdown area was rectified immediately after the audit. Refer to Photo 3 in Appendix E
Handling of Asbestos					
C32	The Applicant is to consult with Safe Work NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Compliant	Review and update Asbestos Control Plan. Monitor site and handling of asbestos to ensure compliance	Asbestos Control Plan Clearance Certificates from EnviroScience. Audit Reports from GHD. Asbestos Control Plan Version 4 dated 21/01/2019. Visual Asbestos Removal Clearance from EnviroScience 27/3/18. Asbestos Removal Clearance Certification - 16.5.19	Sighted letter from EnviroScience dated 20/5/19 indicating that removal of asbestos or remediation of the material found is to be undertaken by a licensed asbestos removal contractor. Final disposal to be decided in consultation with the site PMs, EnviroScience and Asbestos Contractor. Asbestos Control Plan Version 4 dated 21/01/2019 part of EMP. Visual Asbestos Removal Clearance from EnviroScience 27/3/18 asbestos successfully removed and remediated 2/4/19 (east side of site). Asbestos Removal Clearance Certification - 16.5.19.
Incident Notification, Reporting and Response					
C33	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Not Triggered	Noted	No reportable environmental incidents to date. Incident Register to be maintained and email correspondence of incidents emailed to department as soon as reasonably possible to do so.	No reportable environmental incidents to date.
Non-Compliance Notification					
C34	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Not Triggered	All Project members are responsible for reporting Non-Compliances found.	Non-compliances raised in AQUAS Audit Report 1 rev 2 dated 9.10.19. Notification to compliance@planning.nsw.gov.au by the Applicant and by the Certifier Document titles: BMG notification to DPE - SSD 9211_ Independent Environmental Audit 11.10.19 RE_ Notification of Non-Compliance to DPIE 10.10.19	No environmental non-compliances raised to date. Note: Non-compliances raised during this audit and noted in this report are to be notified to DPIE and the Certifying Authority with the relevant corrective actions.
Revision of Strategies, Plans and Programs					
	Within three months of:		Environmental Management Plan is to be reviewed every 3 months.	CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final)	Compliance report sent to HI/DPE on 21/3/19. Next review of EMP will happen in June 2019. EMP last revision was 18/2/19. No incidents reported to date. A modification (MOD 1) was approved on the 29/5/19 by DPIE for SSD 9211 to remove condition B14.
(a)	the submission of a compliance report under condition B27;	Not Triggered	Noted	CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final)	
(b)	the submission of an incident report under condition C32;	Not Triggered	Noted	CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final)	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
C35	(c) the submission of an Independent Audit under condition C37;	Not Triggered	Noted	CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final)	
	(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Not Triggered		CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final)	
	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Not Triggered	Noted	CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final) Correspondence emails of Contractor notifying BMG and the DPE that a review is being carried out. Document title: Mudgee Hospital_EMP_Revision_E_190904 (final) 1909 Notification to BMG RE Mudgee Hospital SSD 9211 Condition C35 1909 Notification to DPE FW Mudgee Hospital SSD 9211 Condition C35	
C36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.	Not Triggered	Noted	CEMP to be reviewed quarterly Reviews: 190314 MHR CEMP_HB Mudgee EMP Rev D 190608 Mudgee Hospital_EMP_Revision_E_190904 (final) Correspondence emails of Contractor notifying BMG and the DPE that a review is being carried out. Document title: Mudgee Hospital_EMP_Revision_E_190904 (final) 1909 Notification to BMG RE Mudgee Hospital SSD 9211 Condition C35 1909 Notification to DPE FW Mudgee Hospital SSD 9211 Condition C35	
	Note <i>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>		Noted		

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
Independent Environmental Audit					
C37	No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Compliant	Noted	Email correspondence evidence of submission to Planning and Certifier Document Title: MHR - Independent Audit Program 21.03.19 - Rev.1 FW_ Mudgee Hospital Redevelopment - Post Approval Documents	Contractor has planned an audit as part of their 'project performance' for 17/6/19. Audit Program sent to HI on 22/3/19.
C38	Independent Audits of the development must be carried out in accordance with:				This is the first independent environmental audit conducted by AQUAS - 3/6/19 and was conducted in accordance with IAPAR document
(a)	the independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and	Compliant		Program sent to HI on 22/3/19. This is the first independent environmental audit conducted by AQUAS - 3/6/19 and was conducted in accordance with IAPAR document Document Title: MHR - Independent Audit Program 21.03.19 - Rev.1	
(b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)	Compliant	Ensure methodology and reports are compliant with PAR Document	Audit reports align with DPE PAR documents. DPE acceptance of reports to be used as evidence.	Program sent to HI on 22/3/19. This is the first independent environmental audit conducted by AQUAS - 3/6/19 and was conducted in accordance with IAPAR document
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:				
(a)	review and respond to each Independent Audit Report prepared under condition C37 of this consent;	Not Triggered	Review reports in a timely manner	Letter from Health Infrastructure Document Title: 190701 MHR SSD Letter_Audit report	
(b)	submit the response to the Department and the Certifying Authority; and	Not Triggered	Noted	Email of response submission to DPE and Certifier. Document Title: FW_ SSD 9211 Mudgee Hospital Redevelopment Post Conditions C38 and C39	
(c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done	Not Triggered	Noted	Email correspondence Available on project webpage Document title: FW_ Documents for Upload	
C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	Not Triggered	Noted	This has not occurred to date.	No request to cease the ongoing annual operational audits received to date.
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department 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.	Not Triggered	Noted	Activity not commenced.	
External Walls and Cladding					
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	Not Triggered	Noted	Activity not commenced.	
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Not Triggered	Noted	Activity not commenced.	
Landscaping					
D4	Prior to occupation, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B21 to the satisfaction of the Certifying Authority	Not Triggered	Noted	Activity not commenced.	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
Protection of Public Infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			Activity not commenced.	
(a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Not Triggered	Noted	Activity not commenced.	
(b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Not Triggered	Noted	Activity not commenced.	
Post-construction Dilapidation Report					
D6	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			Activity not commenced.	
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.	Not Triggered	Noted	Activity not commenced.	
	(b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:	Not Triggered	Noted	Activity not commenced.	
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Not Triggered	Noted	Activity not commenced.	
	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	Not Triggered	Noted	Activity not commenced.	
	(c) to be forwarded to Council.	Not Triggered	Noted	Activity not commenced.	
Utilities and Services					
D7	Prior to occupation of the building, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifying Authority.	Not Triggered	Noted	Activity not commenced.	
Green Travel Plan					
	Prior to the commencement of operation, a Green Travel Plan (GTP) must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:		Noted	Activity not commenced.	
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;	Not Triggered	Noted	Activity not commenced.	
	(b) include objectives and 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;	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
	(c) include specific tools and actions to help achieve the objectives and mode share targets;	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
	(d) 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;	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
	(e) 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 staff at appropriate times throughout the academic year.	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
	(f) include the establishment of a Transport Advisory Committee (TAC) to observe, set out and monitor the transport goals of the hospital on a short, medium and long-term basis.	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
Note:	<i>The Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community</i>			Activity not commenced.	
Heritage Interpretation Plan					
	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:			Activity not commenced.	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
D9	(a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council;	Not Triggered	Noted	Activity not commenced.	
	(b) be submitted to/approved by the Certifying Authority prior to the commencement of operation;	Not Triggered	Noted	Activity not commenced.	
	(c) include provision for naming elements within the development that acknowledges the site's heritage; and	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
	(d) includes of significant elements and moveable heritage items such as plaques and lift equipment, within the new buildings and grounds	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
	(e) incorporates interpretive information in to the site.	Not Triggered	Noted. Review final plan to ensure all included.	Activity not commenced.	
D10	The Applicant must:			Activity not commenced.	
	(a) not commence operation until the Heritage Interpretation Plan is approved by the Certifying Authority; and	Not Triggered	Noted	Activity not commenced.	
	(b) implement the most recent version of the Heritage Interpretation Plan approved by the Certifying Authority.	Not Triggered	Noted - monitor and correctly file any updated doc	Activity not commenced.	
Mechanical Ventilation					
D11	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:			Activity not commenced.	
	(a) the BCA;	Not Triggered	Review systems	Activity not commenced.	
	(b) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes;	Not Triggered	Review systems	Activity not commenced.	
	(c) the development consent and any relevant modifications; and	Not Triggered	Review systems	Activity not commenced.	
	(d) any dispensation granted by the NSW Fire Brigade.	Not Triggered	Review systems	Activity not commenced.	
Fire Safety Certification					
D12	Prior to the final 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.	Not Triggered	Noted	Activity not commenced.	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
Structural Inspection Certificate					
D13	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. 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:	Not Triggered	Noted	Activity not commenced.	
	(a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and	Not Triggered	Noted	Activity not commenced.	
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Not Triggered	Review documents	Activity not commenced.	
	(c) person/s authorised to, for the life of the development	Not Triggered	Noted		
Warm Water Systems and Cooling Systems					
D14	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>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.	Not Triggered	Review Systems are in accordance	Activity not commenced.	
Signage					
D15	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Not Triggered	Noted	Activity not commenced.	
D16	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Not Triggered	Noted	Activity not commenced.	
Operational Waste Management Plan					
D17	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:	Not Triggered	Noted	Activity not commenced.	
	(a) detail the type and quantity of waste to be generated during operation of the development;	Not Triggered	Noted	Activity not commenced.	
	(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);	Not Triggered	Noted	Activity not commenced.	
	(c) detail the materials to be reused or recycled, either on or off site; and	Not Triggered	Noted	Activity not commenced.	
	(d) include the Management and Mitigation Measures included in EIS.	Not Triggered	Review WMP to ensure EIS included	Activity not commenced.	
Validation Report					
D18	The Applicant must prepare a Validation Report for the development. The Validation Report must:	Not Triggered	Note	Activity not commenced.	
	(a) be prepared by an EPA accredited Site Auditor;	Not Triggered	Note	Activity not commenced.	
	(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after completion of remediation works;	Not Triggered	Note	Activity not commenced.	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
(c)	be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); and	Not Triggered	Note	Activity not commenced.	
(d)	include, but not be limited to:			Activity not commenced.	
(i)	comment on the extent and nature of the remediation undertaken;	Not Triggered	Review to ensure all included	Activity not commenced.	
(ii)	describe the location, nature and extent of any remaining contamination on site;	Not Triggered	Review to ensure all included	Activity not commenced.	
(iii)	sampling and analysis plan and sampling methodology;	Not Triggered	Review to ensure all included	Activity not commenced.	
(iv)	results of sampling of treated material;	Not Triggered	Review to ensure all included	Activity not commenced.	
(v)	details of the volume of treated material emplaced within the containment cell and its location;	Not Triggered	Review to ensure all included	Activity not commenced.	
(vi)	results of any validation sampling, compared to relevant guidelines/criteria;	Not Triggered	Review to ensure all included	Activity not commenced.	
(vii)	discussion of the suitability the remediates areas for the intended land use.	Not Triggered	Review to ensure all included	Activity not commenced.	
Site Audit Report and Site Audit Report					
D19	Prior to occupation of the acute clinical services building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the relevant part of the site is suitable for its intended use(s).	Not Triggered	Noted	Activity not commenced.	
D20	Following the finalisation of all works, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the remainder of the development site is suitable for its intended use(s).	Not Triggered	Noted	Activity not commenced.	
D21	Within two months of submission of the Validation report required by condition D18, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017.	Not Triggered	Noted	Activity not commenced.	
PART E POST OCCUPATION					
Operation of Plant and Equipment					
All plant and equipment used on site, or to monitor the performance of the development must be:					Activity not commenced.
E1	(a)	maintained in a proper and efficient condition; and	Ensure maintenance as per schedule	Activity not commenced.	
	(b)	operated in a proper and efficient manner	Review training manual and Works	Activity not commenced.	
Community Communication Strategy					
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Not Triggered	Noted	Activity not commenced.	
Operational Noise Limits					
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment prepared as part of the EIS	Not Triggered	Noted	Activity not commenced.	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
E4	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 to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment and dated 16 October 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Not Triggered	Noted	Activity not commenced.	
Green Travel Plan					
E5	The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.	Not Triggered	Noted	Activity not commenced.	
Lighting					
E6	(a) The Applicant must ensure the lighting associated with the development: complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and	Not Triggered	Noted	Activity not commenced.	
	(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Not Triggered	Noted	Activity not commenced.	
Fire Safety Certificate					
E7	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Not Triggered	Post HB Contract Completion	Activity not commenced.	
Hazard Audit					
E8	Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. The audits must:	Not Triggered	Noted	Activity not commenced.	
	(a) be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development;	Not Triggered	Noted	Activity not commenced.	
	(b) be carried out in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'</i> ; and	Not Triggered	Noted	Activity not commenced.	
	(c) include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit.	Not Triggered	Noted	Activity not commenced.	
E9	Within one month of completing each audit carried out in accordance with condition C37, the Applicant must submit a report to the satisfaction of the Planning Secretary for information. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	Not Triggered	Noted	Activity not commenced.	
Landscaping					
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B21 for the duration of occupation of the development.	Not Triggered	Noted	Activity not commenced.	
Hazards and Risk					
	The Applicant must store all chemicals, fuels and oils used on-site in accordance with:	Not Triggered	Noted	Activity not commenced.	

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
E11	(a) the requirements of all relevant Australian Standards; and	Not Triggered	Noted	Activity not commenced.	
	(b) the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.	Not Triggered	Noted	Activity not commenced.	
E12	In the event of an inconsistency between the requirements of condition E11(a) and E11(b)E11(a), the most stringent requirement must prevail to the extent of the inconsistency.	Not Triggered	Noted	Activity not commenced.	
Dangerous Goods				Activity not commenced.	
E13	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:	Not Triggered	Noted	Activity not commenced.	
	(a) all relevant Australian Standards;	Not Triggered	Noted	Activity not commenced.	
	(b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and	Not Triggered	Noted	Activity not commenced.	
	(c) the Environment Protection Manual for <i>Authorised Officers: Bunding and Spill Management – technical bulletin</i> (EPA, 1997).	Not Triggered	Noted	Activity not commenced.	
E14	In the event of an inconsistency between the requirements E13(a) to E13(c) , the most stringent requirement must prevail to the extent of the inconsistency	Not Triggered	Noted	Activity not commenced.	
APPENDIX 1 - WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS		Not Triggered	Noted		
Written Incident Notification Requirements		Not Triggered	Noted		
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred.	Not Triggered	Noted	No incidents to date.	No reportable environmental incidents. WHS Management Plan Section 11 includes details on how to report incidents.

ID #	SSD Conditions	Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	AQUAS Audit 1 Comments Findings / Recommendations 03/06/19
2	Written notification of an incident must:	Not Triggered	Noted	No incidents to date.	This has not been required yet.
	a identify the development and application number;	Not Triggered	Noted	No incidents to date.	
	b provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	Not Triggered	Noted	No incidents to date.	
	c identify how the incident was detected;	Not Triggered	Noted	No incidents to date.	
	d identify when the applicant became aware of the incident;	Not Triggered	Noted	No incidents to date.	
	e identify any actual or potential non-compliance with conditions of consent;	Not Triggered	Noted	No incidents to date.	
	f describe what immediate steps were taken in relation to the incident;	Not Triggered	Noted	No incidents to date.	
	g identify further action(s) that will be taken in relation to the incident; and	Not Triggered	Noted	No incidents to date.	
	h identify a project contact for further communication regarding the incident.	Not Triggered	Noted	No incidents to date.	
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Not Triggered	Noted	No incidents to date.	This has not been required yet.
4	The Incident Report must include:	Not Triggered	Noted	No incidents to date.	This has not been required yet.
	a a summary of the incident;	Not Triggered	Noted	No incidents to date.	
	b outcomes of an incident investigation, including identification of the cause of the incident;	Not Triggered	Noted	No incidents to date.	
	c details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and	Not Triggered	Noted	No incidents to date.	
	d details of any communication with other stakeholders regarding the incident.	Not Triggered	Noted	No incidents to date.	



Appendix 2

AQUAS Independent Audit Report

Mudgee Hospital Redevelopment Independent Environmental Audit



Assessment of Hutchinson Builders Environmental System Compliance Against the SSD 9211 Conditions of Consent

Audit Reference:	AQ1244.01
Audit Organisation:	Hutchinson Builders
Auditors:	Nilda Soto, Lead Auditor, AQUAS Ana Maria Munoz, Auditor, AQUAS
Date of Audit:	3 June 2019
Draft Report Submitted:	19 June 2019
Final Report Submitted:	Rev. 0 – 20 June 2019 Rev. 1 – 9 October 2019

Amendment, Distribution & Authorisation Record

Version Control and Distribution

Revision No.	Date	Reasons for Revision	Issued to
Rev.0	20/6/2019	-	CWPM – Brianna Sawyer-Crawford
Rev.1	4/10/2019	Addressed DPIE comments	CWPM – Brianna Sawyer-Crawford
	9/10/2019	Addressed CWPM & HI comments	CWPM – Brianna Sawyer-Crawford

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

This report has been prepared by:

ANA MARIA MUNOZ
Environmental Auditor

Date: 9/10/2019

Reviewed by:

NILDA SOTO
Lead Environmental Auditor

Date: 9/10/2019

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1. Executive Summary

This audit was completed to assess the compliance of Mudgee Hospital Redevelopment project with the requirements of Development Consent State Significant Development (SSD) 9211 Condition C38. The audit was conducted by AQUAS (Nilda Soto – Lead Auditor and Ana Maria Munoz – Auditor) on 3 June 2019. This audit covered the conditions under Part A, Part B and Part C of the Development Consent SSD 9211.

Overall, the project is generally compliant to the Development Consent SSD 9211 with the following key strengths noted:

- The Environmental Management Plan (EMP) and majority of environmental sub-plans have been reviewed and updated to comply with the Development Consent Conditions;
- Environmental inspections are undertaken regularly;
- Internal and external communication mechanisms have been established;
- Consultation with the community and sensitive receivers has been managed well;
- Environmental controls such as dust, air quality and traffic management have been implemented appropriately on site; and
- The process for reporting incidents, complaints and non-conformances was well implemented and recorded.

The audit report was issued by AQUAS to Central West Project Management (CWPM) on the 20/6/19 as Revision 0. Department of Planning, Industry and Environment (DPIE) has submitted comments on the 16/9/19 via Health Infrastructure (HI). The audit report has been amended to incorporate all comments in Revision 1. DPIE comments are included in **Appendix G** of this report.

Summary of Findings

Based on the conducted independent environmental audit which comprised of document and records review, interview with key personnel and site inspection there were a total 94 Conditions of Consent that have been reviewed during this audit.

The audit identified 16 conditions that were non-compliant, under Part A - Administrative requirements (A2), Part B - Preconstruction requirements (B2, B3, B4, B9, B10, B11, B12, B16, B20, B21, B26 and B28) and Part C - Construction requirements (C2, C14 and C29).

The details of the non-compliances can be found in Section 5.4 of this report. These need to be addressed by Hutchinson Builders (Hutchinson), CWPM and HI to attain full compliance with SSD 9211 and continually improve the environmental performance of the development.

General feedback and recommendations made during this audit should be consider as an opportunity to improve Hutchinson environmental performance on the maintenance and implementation of their Environmental Management System.

2. Introduction

2.1 Background

Hutchinson Builders have been appointed by CWPM for the construction of a new two storey acute clinical services building as part of the Mudgee Hospital Redevelopment Project.

CWPM has engaged AQUAS to undertake the initial independent environmental audit on 3rd of June 2019 during construction phase of the Mudgee Hospital Redevelopment project in compliance with the SSD 9211 condition C38.

2.2 Project Details

Project Name	Mudgee Hospital Redevelopment
Project Application Number	SSD 9211
Project Address	Meares Street, Mudgee NSW
Project Phase	Construction
Project Activity Summary	Current site works included excavation and footings, crane operations, concrete works and hot works.

2.3 Audit Team

Details of the AQUAS environmental auditors for this audit were submitted to the Department of Planning by CWPM. Endorsement by Planning of the following auditors was granted prior to the conduct of the audit; refer to **Appendix A**:

Name	Company	Position	Certification
Nilda Soto	AQUAS	Lead Environmental Auditor	Exemplar Global Principal Environmental Auditor – Certificate No. 115002
Ana Maria Munoz	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Certification as Environmental Auditor in progress

2.4 Audit Objectives

The objective of this audit was to undertake the initial independent environmental audit in compliance with the Development Consent Condition SSD 9211 Cl. C38, in accordance with:

- the Independent Audit Program submitted to the Department and the Certifier under condition C37 of this consent; and
- the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.5 . Audit Scope

The scope of this audit comprised of the following:

- Review of implementation of Hutchinson Environmental Management Plan (EMP) Revision B dated 18 February 2019 and the following appendices:
 - Appendix C - Environmental Work Method Statements:
 - EWMS 7 - Air Quality (Dust and Odour)
 - EWMS 8 - Noise & Vibration
 - EWMS 9 – Dangerous Goods & Substances
 - Waste Management Environmental Control Plan
 - Site Contamination & Hazardous Substances Environmental Control Plan
 - Appendix F – Emergency Response Procedure (Environmental)
 - Appendix G – Erosion and Sediment Control Plan
 - EWMS 1 - Erosion and Sediment Control (Stormwater Management)
 - Appendix H – Remedial Action Plan and Waste Management Plan
 - EWMS 2 - Waste Management
 - Appendix I – Asbestos Control Plan
 - Appendix J – Community Safety Plan
 - Appendix K – Traffic Management Plan
- Site inspection conducted on 3 June 2019, review of environmental site controls;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the initial independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction from 18 March 2019 up to 3 June 2019 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit (3 June 2019).

3. Audit Methodology

3.1 Approval of Auditors

Letter from Planning Secretary agreeing to the auditors is attached as **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 9211. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 3rd June 2019 at 8:00am with Hutchinson project personnel, CWPM Project Manager and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit
- Overview of the Project and status of the works
- Occurrence of Environmental incidents
- Overview of the audit process in accordance with the proposed Audit Program

3.3.2 Conduct of Audit

Audit activities included the following:

- Reviewed the project documentation (EMP and its sub-plans and EWMS) to verify compliance with the Development Consent Conditions SSD 9211;
- Conducted a site walk to review implementation of mitigation measures and environmental controls;
- Conducted the audit following the checklist that was prepared based on the Development Consent Conditions by interviewing personnel and review of records provided as evidence of compliance; and
- Any identified findings were discussed during closing meeting and any actions noted during site inspection were clearly communicated to the site personnel and addressed immediately.

3.3.3 Closing Meeting

The closing meeting was held on 3rd June 2019 at 3:50pm with representatives of Hutchinson, CWPM and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditors acknowledged the cooperation, openness and hospitality of Hutchinson staff during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
John O'Connell	CWPM	Project Manager
Brianna Sawyer-Crawford	CWPM	Project Manager
Jose Soares	CWPM	Project Manager

Name	Organisation	Position
Sam Bandy	Hutchinson Builders	Project Manager
Paul Schuster	Hutchinson Builders	HSE Officer

3.5 Details of Site Inspection

A site walk around the construction area was conducted with focus on the following controls:

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Stabilised access/egress;
- Roads surrounding the site for dust/mud tracking;
- Chemical storage;
- Dust management;
- Wastes management;
- Site fence/screening;
- Traffic management,
- Site signage; and
- General housekeeping.

Photos taken during site inspection are included in the **Appendix E**.

3.6 Consultation

Communications were sent to the Planning Advisor for Health Infrastructure, the Capital Works Project Manager for Western NSW Local Health District and the District Manager, Communications & Engagement (Rural & Regional) to request feedback about the project and highlight any areas for review by AQUAS during the audit.

The feedback provided was generally positive, with some suggested focus areas including traffic management controls. Review of these areas was undertaken during the audit as part of various SSD Conditions. Refer to **Appendix F** for consultation records.

Consultation with the Department of Planning, Industry and Environment was not conducted during this audit. It will be noted that consultation with the Department will be conducted on the next scheduled audit.

3.7 Audit Compliance Status Descriptors

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

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

In addition to the above descriptors, there were opportunities of improvement (OFI) raised during this audit.

3.8 Recommendations and Opportunities for Improvement

The auditors have proposed recommended actions to address each non-compliance identified, please refer to Section 5.4 of this report.

Additionally, two Opportunities for Improvement were identified in order to improve environmental performance and related systems for the project; these are included in the **Appendix D - Audit Checklist / Audit Findings & Recommendations**.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- Environmental Management Plan (EMP) Rev. B – 18/02/19
- EWMS 7 - Air Quality (Dust and Odour) Version 1.1
- EWMS 8 - Noise & Vibration Version 1.1
- EWMS 9 – Dangerous Goods & Substances Version 1.1
- Emergency Response Procedure (Environmental)
- EWMS 1 - Erosion and Sediment Control (Stormwater Management) Version 1.1
- EWMS 2 - Waste Management Version 1.1
- Asbestos Control Plan Rev. A – 21/1/19
- Public Safety Management Plan Version 10 – 11/3/19
- Traffic Management Plan (TMP) Version 4.0 – 12/2/19
- Compliance Reporting Table Rev.4
- Mudgee Hospital Redevelopment Delivery Program Rev.6
- Remediation Action Plan and Waste Management Plan – 6/8/18
- BCA Crown Certificate – Stage 1 - 15/3/19
- BCA Crown Certificate – Stage 2 - 12/4/19
- Project Control Group 14 Minutes – 13/5/19
- Project User Group Room Data Sheets Mark-up sign-off - 19/3/19
- Communications / Media Report – 02/19
- Contractor Monthly Report #03 – 31/05/19
- Noise Impact Assessment Revision 3.0 - 28/5/18
- Scaffold Tag Certification dated 28/5/19
- Pre-start Checklist for Excavator 3/6/19
- Excavation and Penetration permit (weekly) for Pacific Plumbing #19 - 3/6/19
- Environmental Management Report – 5/19
- Modification of the Development Consent dated – 29/5/19
- NSW Government Long Service Corporation Levy Receipt No 00368411 dated 7/2/19
- Consultation Meeting Minutes for 04/18 and 02/19
- Project Control Group (PCG) Meeting Minutes - 28/5/19
- Communication Working Group (CWG) Meeting Minutes 10/12/18 and 11/02/19
- Project User Group (PUG) Meetings Minutes - 21/3/19
- Asbestos Removal Clearance Certificate No 20181010 by SERS – 10/10/18
- Structural Design Statement from RMA Engineers – 5/4/19
- Lower Ground Level footing GA Plan, Drawing No S-S001.01 Rev 1 Project No 14201
- Complaints and Consultation register – 04/19
- Dilapidation Report from AUSDILAPS – 19/2/19
- Essential Energy Easement registration via Land Registry Services – 17/5/19
- Community Communication Strategy Rev 0 – 7/3/19
- Hydraulic Design Statement from JHA Consulting Engineer – 25/2/19
- Noise Impact Assessment Rev.3 20171192.1/2805A/R3/BW by Acoustic Logic – 28/5/18
- Pre-construction Compliance Report – 15/2/19

5. Audit Findings

This audit was completed to assess the implementation of the EMP and environmental controls established by Hutchinson, CWPM and HI against the requirements of Development Consent SSD 9211.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	44
Non-Compliant	16
Not Triggered	34
Total Requirements	94

5.1 Assessment of Compliance

Overall, the project demonstrated a satisfactory environmental performance in implementing mitigation measures onsite, with the exception of the pre-construction conditions of the Development Consent SSD 9211.

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	21	Compliant – 10
		Non-Compliant – 1
		Not Triggered – 10
Part B – Prior to commencement of Construction	29	Compliant – 13
		Non-Compliant – 12
		Not Triggered – 4
Part C – During Construction Appendix 1 – Incident Notification	44	Compliant – 21
		Non-Compliant – 3
		Not Triggered – 20

5.2 Notices, Incidents and Complaints

Hutchinson noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

No complaints have been received for the project. A Complaints Register is available where information about the complaints is recorded including resolution reached.

5.3 Previous Audit Recommendations

This was the first audit for this Development against SSD9211.

5.4 Audit Findings

The following table summarised the non-compliances that need to be addressed by HB, CWPM and HI. Refer to the attached **Appendix D** for full details of findings including auditor notes and other opportunities for improvement.

Note: Additional information was received on the 9 October 2019 from HB, CWPM and HI (MHR Project Team) to demonstrate that an ongoing process to close out the non-compliances is in place. Please refer to last column on Table 1 shown below.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
Non-Compliance 01	<u>A2: Terms of Consent</u> The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions; (d) in accordance with the approved plans.	A non-compliant against condition A2 (a) was raised based on the number of identified non-compliances raised during this audit.	Address all the non-compliances identified in this report as per the requirements of condition C34.	-
Non-Compliance 02	<u>B2: Certified Drawings</u> 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: a. the relevant clauses of the BCA; and b. this development consent.	Structural design statement and structural drawings by RMA Engineers dated 05.04.19 were approved by Certifier 12.04.19. Submission was not completed prior commencement of construction (22.03.19).	Ensure the timeframe requirements of this condition are met.	The required certification has subsequently been submitted. This was evidenced in Crown Certificate No.2 dated 12.4.19.
Non-Compliance 03	<u>B3: External Walls and Cladding</u> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	External walls and cladding information not submitted to the Certifying Authority prior commencement of construction. Copy of the documentation is yet to be issued to the Planning Secretary.	Ensure the timeframe requirements of this condition are met.	Evidence submitted to the Certifying Authority (13.9.19) satisfying the requirement. Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
Non-Compliance 04	<p><u>B4: Reflectivity</u></p> <p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers.</p> <p>A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	<p>Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works. Design Statement by STH dated 9.7.19.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B4 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Non-Compliance 05	<p><u>B9: Ecologically Sustainable Development</u></p> <p>Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.</p>	<p>Ecologically sustainable development initiatives were not submitted to the Certifying Authority prior commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B9 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Non-Compliance 06	<p><u>B10: Bicycle Parking and End-of-trip Facilities</u></p> <p>Compliance with the requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (items a-e).</p>	<p>The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B10 was submitted on the 13.9.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Non-Compliance 07	<p><u>B11: Outdoor Lighting</u></p> <p>Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirement and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.</p>	<p>Outdoor lighting requirements were not submitted to the Certifying Authority prior commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B11 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Non-Compliance 08	<p><u>B12: Access for People with Disabilities</u></p> <p>The works that are the subject of this application must be designed and constructed to provide access and</p>	<p>BCA Access Report provided on the 27.09.19 (Rev. B) by iAccess Consultants includes provisions of</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter from Certifying Authority received on 8.10.19 indicates that Access Consultant has been</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
	<p>facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	<p>the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards. However, this was report not provided to the Certifying Authority prior to commencement of construction.</p>		<p>engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018. A Final Access Report and Design Certification was submitted to the satisfaction of the Certifying Authority 29.9.19. These works will be approved as part of the next Staged Crown Certificate.</p>
<p>Non-Compliance 09</p>	<p><u>B16: Demolition and Remediation</u> Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by an NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.</p>	<p>Site Audit Report and Section A Site Audit Statement was not provided to the satisfaction of the Certifying Authority to verify the relevant part of the site was suitable for the hospital land use.</p>	<p>Site Audit Report and Section A Site Audit Statement to be provided to the Certifying Authority.</p>	<p>A proposed modification to amend condition B16 will be sent to DPIE.</p>
<p>Non-Compliance 10</p>	<p><u>B20: Construction Noise and Vibration Management Sub-Plan</u> The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified and experienced noise expert; describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; include strategies that have been developed with the community for managing high noise generating works; describe the community consultation undertaken to develop the strategies in condition B20(d); and include a complaints management system that would be implemented for the duration of the construction. 	<p>The Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Builders Version 1.1, does not include the noise levels requirements for the project and how noise will be monitored during construction activities.</p>	<p>Hutchinson to engage a qualified noise expert to prepare a Noise and Vibration management sub-plan that include the following details: noise and vibration criteria, fixed hours to undertake works, monitoring controls and frequency, and record management. The plan is to be signed off by a suitable qualified and experience noise expert. Noise and vibration levels to be included in the induction and BIG10 inspection. Noise and vibration risks to be included in the environmental risk assessment.</p>	<p>A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology.</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
Non-Compliance 11	<p><u>B21: Construction Waste Management Sub-Plan</u></p> <p>The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:</p> <p>a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p>	<p>The Waste Management Environmental Work Method Statement (EWMS) does not include details of the quantities for each waste type generated during the construction and the proposed reuse, recycle and disposal locations.</p>	<p>Hutchinson to ensure that the details of waste quantities, proposed reuse, recycle and disposal locations are included in the EWMS for Waste Management. Also, a Waste Register is to be developed to include specific volume of waste for traceability purposes.</p>	<p>EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.</p>
Non-Compliance 12	<p><u>B26: Operational Noise - Design of Mechanical Plant and Equipment</u></p> <p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.</p>	<p>Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B26 was submitted on the 4.10.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Non-Compliance 13	<p><u>B28: Mechanical Ventilation</u></p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.</p>	<p>Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.</p>	<p>Ensure the timeframe requirements of this condition are met.</p>	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B28 was provided to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.</p>
Non-Compliance 14	<p><u>C2: Site Notice</u></p> <p>A site notice(s):</p> <p>a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p>	<p>Site notice is missing the details of the Certifier Authority, Structural Engineer and approved hours of work.</p>	<p>Hutchinson to include the name of the Certifier Authority, the name of the Structural Engineer and the approved hours of work in the site notice.</p>	<p>Details of the Certifying Authority, Structural Engineer and approved working hours have been added to the site notice.</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
	<p>b) Is to satisfy all but no be limited to, the following requirements:</p> <ul style="list-style-type: none"> i. minimum dimensions; ii. the notice to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the 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; and iv. notice to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 		<p>Sign and its relevant details are to be durable and weatherproof, so they are displayed throughout the works period.</p> <p>Notice to state that unauthorised entry to the site is not permitted.</p>	
<p>Non-Compliance 15</p>	<p><u>C14: Construction Noise Limits</u></p> <p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>Not all the required noise limits, monitoring and mitigation measures have been defined in the presented Construction Noise and Vibration Management EWMS.</p>	<p>EWMS for Noise and Vibration to be updated to indicate the noise and vibration required levels, exceedances and monitoring controls as required by this condition and condition B20.</p>	<p>Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) prepared by Acoustic Logic on the 2.9.19 includes noise level requirements and monitoring methodology.</p>
<p>Non-Compliance 16</p>	<p><u>C29: Waste Storage and Processing</u></p> <p>All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p>	<p>Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated to include quantities, classification and disposal location of waste generated during the construction works. Refer to NC-12 condition B21.</p>	<p>Hutchison to define and assess waste management and update the EWMS to reflect that.</p>	<p>EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.</p>

Table 1 – Audit Findings

5.5 Audit Site Inspection

The site inspection was conducted at 9:00am on 3 June 2019. AQUAS auditors, CWPM project managers and Hutchinson project staff walked through the construction site, where environmental controls were observed, including:

- Site signage and site sheds;
- Silt fence along the boundary of the site;
- Erosion and sediment controls for pits outside and inside the site;
- Suitable storage for hazardous materials;
- Traffic signage well implemented;
- Scaffold and electrical equipment were appropriately tagged;
- Skip bins for waste and recycling in various locations; and
- Housekeeping.

There were few observations raised during the site inspection regarding concrete waste and the erosion and sedimentation controls, which were rectified the day after the audit. Please refer to photos of the site inspection in **Appendix E**.

5.6 Suitability of Plans and the EMS

The EMP, sub-plans and EWMS were generally compliant with the requirements of the Development Consent. Though there were few updates identified in section 5.4 of this report with regards to updating the EMP and the Noise and Vibration EWMS.


Hutchinson Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

5.7 Key Strengths

Overall, the project environmental performance in compliance with Development Consent SSD 9211 is satisfactorily met with the following key strengths noted:

- ✓ The Environmental Management Plan (EMP) was reviewed to comply with the Development Consent Conditions.
- ✓ Environmental resources allocated to the project had a good sense of commitment.
- ✓ Environmental inspections are undertaken regularly.
- ✓ Internal and external communication mechanisms have been established.
- ✓ Consultation with the community and sensitive receivers (e.g. Hospital) has been managed well.
- ✓ Environmental controls such as dust, air quality and traffic management have been implemented appropriately on site.
- ✓ The process for reporting incidents, complaints and non-conformances was well implemented and recorded.

Appendix A. Auditors Approval



NSW
GOVERNMENT

**Planning &
Environment**

Contact: Georgia Dragicevic
Phone: 4247 1852
Fax: 4224 9470
Email: Georgia.Dragicevic@planning.nsw.gov.au

Ms Rachel Mitchell
Planning Advisor | Health Infrastructure
Level 14
77 Pacific Highway
NORTH SYDNEY NSW 2060

Dear Ms Mitchell

**Mudgee Hospital Redevelopment (SSD 18_9211)
Independent Audit Program
Compliance Monitoring and Reporting Program
Pre-Construction Compliance Report**

I refer to your email letter dated 21 February 2019, submitting the Independent Audit Program, including the audit team, Compliance Monitoring and Reporting Program and the Pre-Construction Compliance Report for the Mudgee Hospital Redevelopment, in accordance with Schedule 2, Conditions B29 and C37 of the State significant development approval SSD 10_9211 (the approval).

Independent Audit Program, including the audit team

Whilst the Independent Audit Program includes a comprehensive compliance table, it is recommended that the table be amended to reflect the Independent Audit Post Approval Requirements (IAPAR), specifically to include a column for the evidence collected, independent audit findings and recommendations (please see IAPAR, Appendix A Independent Audit Table Example).

Having considered the qualifications and experience of Ms Nilda Soto and Ms Ana Maria Munoz, the Secretary endorses the appointment of Ms Soto and Ms Munoz to undertake the independent audit. This approval is conditional on Ms Soto and Ms Munoz being independent of the development.

The audit is to be conducted in accordance with the IAPAR. A copy of the requirements can be located at <http://planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.


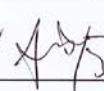
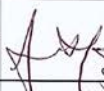
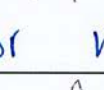
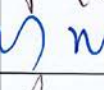
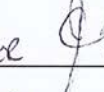

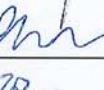

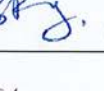
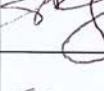
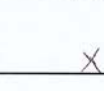
Audit report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary, within the timeframes set out in the Independent Audit Program.

Compliance Monitoring and Reporting Program


Whilst the Compliance Monitoring and Reporting Program includes a comprehensive compliance table, it is recommended that the compliance table be amended to reflect the Compliance Reporting Post Approval Requirements (CRPAR), specifically to include a column for the monitoring methodology and evidence (please see CRPAR, Sections 2.2.1.4 Monitoring methodology and 2.2.1.5 Evidence).

Department of Planning & Environment
L2, 84 Crown Street Wollongong NSW 2500 | PO Box 5475 Wollongong NSW 2520 | T 02 4247 1852 | F 02 4224 9470 | www.planning.nsw.gov.au

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET				
PROJECT: ..Mudgee Hospital Redevelopment		AUDIT No.: AQ1250.01		
AUDITEE: ..Hutchinson Builders		LEAD AUDITOR: ..Nilda soto		
MEETING LOCATION: ..Meares street, Mudgee				
OPENING MEETING DATE AND TIME: ..3/6/19 8:00am				
CLOSING MEETING DATE AND TIME: ..3/6/19 3:50pm				
NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Ara Maria Munoz	AQUAS	Environmental Auditor		
Nilda Soto	AQUAS	Lead Env Auditor		
John O'Connell	CWPM	Project Manager		
Brianna Sawyer-Crawford	CWPM	Project Manager		
Sam Barry	HB	PM		
Katie Barbula	Health Infrastructure	Project Director	Telecon	Telecon
Coray Weston	HB	Construction Manager	Telecon	Telecon
Jose Soares	CWPM	Project Manager	x	

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form	
Project Name:	Mudgee Hospital Redevelopment (MHR)
Consent Number:	SSDA 9211
Description of Project:	Construction of a new two storey acute clinical services building
Project Address:	Corner Meares and Lewis Street, Mudgee, NSW, 2850
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	9 October 2019
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> - The audit has been undertaken in accordance with the relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; - The findings of the audit are reported truthfully, accurately and completely; - I have exercised due diligence and professional judgement in conducting the audit; - I have acted professionally, objectively and in an unbiased manner; - I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; - I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; - neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; - neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and - I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. <p>Notes:</p> <ol style="list-style-type: none"> a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both) 	
Name of Auditor:	Nilda Soto
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global No. 115002)
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.0			PART A - ADMINISTRATIVE CONDITIONS			
1.1	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	There was no material harm reported to date. Hutchinson Builders (HB) undertakes site inspections twice a week - BIG 10 on which 10 areas are checked. CWPM undertakes weekly inspections, jointly occasionally. Submission of Environmental Management Report to CWPM on monthly basis. HSE Inspections on monthly basis, sighted Environmental Management Monthly Report for 31 May 2019.		Compliant
1.2	A	A2	Terms of Consent The development may only be carried out:	A number of non-compliances are raised under Part A, Part B and Part C.	Non-Compliance NC-01: Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a).	Non-Compliant
1.3	A	A2 (a)	in compliance with the conditions of this consent;	Modification of the Development Consent SSD 9211 for deletion of the Condition B14 (Mod.1) was sighted. Determination was made 29.05.19. SSD Approval 13 December 2018. All the architectural and landscape plans have been submitted (10.08.18) and approved. Documents available on Planning (DPE) website.		
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;			
1.5	A	A2 (c)	generally, in accordance with the EIS and Response to Submissions;			
1.6	A	A2 (d)	in accordance with the approved plans in the table below: - Architectural Plans prepared by Silver Thomas Hanley - Landscape Plans prepared by Taylor Brammer			
1.8	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:		No new written directions from DPIE. All the architectural and landscape plans have been submitted (10.08.18) and approved. Documents available on Planning (DPE) website.	Not Triggered
1.9	A	A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

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			made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
1.10	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a).			
1.11	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict have been identified.		Not Triggered
1.12	A	A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	The Condition of Consent SSD 9211 is dated 12/12/2018. Consent expiration date: 12/12/2023		Not Triggered
1.13	A	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.	Sighted BCA Crown Certificate for Stage 1 No. CRO-18108 dated 15/3/19 and BCA Crown Certificate for Stage 2 No. CRO-18115 dated 12/4/19, both are in compliance with BCA requirements. Signage on site – Ok. Note: Comment sighted in the Compliance Table for this requirement should be modified as indicates it is not applicable.		Compliant
1.14	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public parking 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	Noted. No disputes to date.		Not Triggered

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			resolution. The Planning Secretary's resolution of the matter must be binding on the parties.			
1.15	A	A8	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	NSW Government Long Service Corporation Levy Receipt No 00368411 dated 07.02.19		Compliant
1.16	A	A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received. Notice to the Consent Authority to be served on the Planning Secretary is only via CWPV.		Not Triggered
1.17	A	A10	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	All communication is in accordance with the Community Communication Strategy Rev 0 approved by Department of Planning on the 07.03.19.		Compliant
1.18	A	A10 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and	Consultation appropriately undertaken with relevant parties. Minutes of Meeting from April 2018 to February 2019 sighted.		
1.19	A	A10 (b)	provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	Project Control Group (PCG) Meeting conducted monthly. PCG Meeting Minutes dated 28.05.19 Meeting No 14 sighted. Consultation is ongoing. Minutes distributed to all parties. All parties include Architect, Hospital staff, Health Infrastructure, Western NSW Local Health District (WNSWLHD), Mudgee Health Service (MHS), Mudgee/Gulgong Health Service, Ministry of Health Representative, CWPM, C2R Consultant Communication Working Group (CWG) meet monthly including Local Health Service, CWPM and HI. Meeting Minutes 10.12.18 and 11.02.19 were sighted.		

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				Project User Group (PUG) Meetings/Ambulatory Renal dialysis discuss consultation matters. Meeting Minutes dated 21.03.19 sighted. Attendees included Silver Thomas Hanley (Architect), HB, CWPM, Mudgee Health Service, WNSWLHD.		
1.20	A	A10 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All issues are minuted, followed up and actioned. All consultation matters included in the HI Communication Report and have been resolved. No disagreement is pending. NSW Health Infrastructure February 2019 / Communications/Media includes Internal and external communication and consultation, media releases, etc: sighted.		
1.22	A	A11	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	Mudgee Hospital Redevelopment Project is one stage only. No staging report submitted.		Not Triggered
1.23	A	A11 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Plans approved by Planning Secretary 12.12.19.		
1.24	A	A11 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
1.25	A	A11 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional			

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			measures or amendments to improve the environmental performance of the development).			
1.26	A	A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging report submitted.		Not Triggered
1.27	A	A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	No staging report submitted.		Not Triggered
1.28	A	A14	Demolition Demolition work must comply with AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	No demolition works required to date. Demolition works took place at Early Works stage under a REF Works undertaken by Lipman Contractors. Asbestos was removed off site. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18		Not Triggered
1.29	A	A15	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement from RMA Engineers dated 5.04.19. Certificate sighted. Construction is being undertaken under structural drawings Issue for Construction. Mudgee Hospital Redevelopment at Corner of Meares & Lewis Street, Mudgee - Lower Ground Level footing GA Plan, Drawing No S-S001.01		Compliant

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				Rev 1 Project No 14201 signed off by RMA Engineers Glen Rowen RPEQ 2428: sighted Lower Ground Level Slab on ground GA Plan IFC Drawing No S-S001.03 signed off by RMA Engineers: sighted.		
1.30	A	A16	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	External cladding submission for approval by BM&G is in progress. Tendering process at present. Submission is expected by the end of June.		Not Triggered
1.31	A	A17	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. However, 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.	BCA and Australian Standards requirements are included in the BCA Crown Certificates and relevant design certificate reports. No known updates of guideline, protocol, Standard or policy that affects the current development design or monitoring. No new directions received from the Planning Secretary.		Compliant
1.32	A	A18	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response,	Audits undertaken every 3 months. First audit to take place is 16.06.19 and subsequently on the 09.09.19, 02.12.19, 24.02.20 and 18.05.20 CWPM will audit HI every 6 months. First audit to take place on the 01.07.19 and then ongoing. AQUAS undertaking this audit and then every 6 months as per program.		Compliant

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			noncompliance notification, compliance reporting and independent auditing.			
1.33	A	A19	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Website updated quarterly. https://wnswlhd.health.nsw.gov.au/our-organisation/our-initiatives/building-projects/mudgee-hospital-redevelopment .		Compliant
1.34	A	A19 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	Documents are uploaded into the Health Infrastructure (NSW Government) website including EMP (version 5 - 18.02.19), Crown Certificate, Dilapidation report (x2), Complaint Register and Stage 2 Crown Certificate: sighted		
1.35	A	A19 (a) (i)	the documents referred to in condition A2 of this consent;	Sighted DPE website including the approved Architectural Plans from Silver Thomas Hanley and approved Landscape Plans prepared by Taylor Brammer. Plans approved by Planning on 12.12.18. https://www.planningportal.nsw.gov.au/major-projects/project/5326		
1.36	A	A19 (a) (ii)	all current statutory approvals for the development;	Development Consent Conditions SSD 9211 signed off on the 12.12.18 found in the website. https://www.hinfra.health.nsw.gov.au/our-projects/project-search/mudgee-hospital-redevelopment		
1.37	A	A19 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	EMP, EWMS and Plans found in website.		
1.38	A	A19 (a) (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;	Environmental performance including environmental test and monitoring are to be uploaded every 3 months. No updated yet. It was planned to be uploaded in June 2019. Note: After the audit, evidence was sighted for the Environmental Management Quarterly Report (28/6/19) being posted in the HI		

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				website.		
1.39	A	A19 (a) (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;	Monitoring results but not limited to air, noise, dust, asbestos to be uploaded in June 2019. Note: After the audit, evidence was sighted for the Environmental Management Quarterly Report (28/6/19) being posted in the HI website.		
1.40	A	A19 (a) (vi)	a summary of the current stage and progress of the development;	Health Western NSW Local Health District website includes current stage of the project.		
1.41	A	A19 (a) (vii)	contact details to enquire about the development or to make a complaint;	The Health Western NSW Local Health District website has a 'keep in touch' link to send enquiries via email, phone number provided. Also, DPE website has a contact person and phone number.		
1.42	A	A19 (a) (viii)	a complaints register, updated monthly;	Complaints register included in the HI website. Updated on a quarterly basis. One (1) complaint from April 2019 has been close out.		
1.43	A	A19 (a) (ix)	audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	Internal audits have been planned. No reports to be published yet.		
1.44	A	A19 (a) (x)	any other matter required by the Planning Secretary; and	Noted.		
1.45	A	A19 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.	Information uploaded on the website regularly.		
1.46	A	A20	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.	Hutchinson Builder's Site Induction contains environmental items and relevant activities applicable to the Conditions of Consent. Note: Induction to include reference to the number (SSD 9211) and all details for the erosion and sedimentation controls for employees and subcontractors to be aware.	Opportunity for Improvement 01: Update induction presentation to include SSD number 9211 and details of the erosion	Compliant

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					and sedimentation controls.	
1.47	A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Applicable Development Approval obtained. Traffic Control Plans developed and approved by RMS registered subcontractor - KPI Construction Services. License/ticket in place and compliant.		Compliant
2.0 PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION						
2.1	B	B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification to the Department of Planning was submitted on the 20.03.19. Works commenced on 22.03.19.		Compliant
2.2	B	B2	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement and structural drawings by RMA Engineers dated 05.04.19. Structural Certifier - Blackett McGuire Goldsmith (BMG). Structural Engineer - Glen Rowe from RMA.	Non-Compliance NC-02: Submission was not completed prior commencement of construction (22.03.19).	Non-Compliant
2.3	B	B2 (a)	the relevant clauses of the BCA; and	BCA requirements included in Schedule 3.		
2.4	B	B2 (b)	this development consent.	Reference to SSD 9211 included.		
2.6	B	B3	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority	External cladding submission for approval by BMG is in progress. Tendering process at present. Submission is expected by the end of	Non-Compliance NC-03: External walls and cladding information not	Non-Compliant

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			with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	June. This should have been submitted prior to commencement of construction. Approval from Certifying Authority was received on 8.10.19. Copy of documentation is yet to be issued to Planning Secretary.	submitted to the Certifying Authority prior commencement of construction.	
2.7	B	B4	Reflectivity The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Design Certificate from STH Consultant with evidence of reflectivity for building materials used on the facades was provided on the 9 July 2019. However, this was not submitted to the Certifying Authority prior commencement of above ground works.	Non-Compliance NC-04: Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works.	Non-Compliant
2.8	B	B5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:			Compliant
2.9	B	B5 (a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Works undertaken as part of Early Works.		
2.10	B	B5 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Two reports have been issued: Dilapidation Reports from AUSDILAPS dated 19.02.19 for 145 Church street (Ref. No. AD2696A) and Council Assets from Church Street to Lewis Street (Ref. No. AD2696B): sighted.		

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2.11	B	B5 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Dilapidation Reports uploaded into the HI website. Reports submitted to Department of Planning by CWPM.		
2.12	B	B6	Utility and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	a- Stormwater and sewer - Council approval b- Electricity - Essential Energy Easement registration via the Land Registry Services. c- Gas confirmation of capability to accept the designer request. d- Telecommunications - Telstra		Compliant
2.13	B	B7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Essential Energy Easement registration via Land Registry Services submitted 17.05.19 Telecommunication and Gas services as above.		Compliant
2.14	B	B8	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Community Communication Strategy in place – Rev.0 was approved by Department of Planning on the 07.03.19. The Health Western NSW Local Health District website has a 'keep in touch' link to send enquiries via email, phone number provided. DPIE website has a contact person and phone number. All the relevant details have been included in the Strategy.		Compliant
2.15	B	B8 (a)	identify people to be consulted during the design and construction phases;			
2.16	B	B8 (b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Information on community consultation was included in the website.		

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2.17	B	B8 (c)	provide for the formation of community-based forums, if required, that focus on key environmental mgt issues for the development;	https://wnswlhd.health.nsw.gov.au/our-organisation/our-initiatives/building-projects/mudgee-hospital-redevelopment		
2.18	B	B8 (d)	set out procedures and mechanisms:			
2.19	B	B8 (d) (i)	through which the community can discuss or provide feedback to the Applicant;			
2.2	B	B8 (d) (ii)	through which the Applicant will respond to enquiries or feedback from the community; and			
2.21	B	B8 (d) (iii)	to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			
2.22	B	B8	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	Strategy was approved by Department of Planning on the 07.03.19.		
2.23	B	B8	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.			
2.24	B	B9	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.	Process in progress, this requirement will be part of the Crown Certificate No. 3		

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2.25	B	B10	Bicycle Parking and End-of-trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Design of the bicycle parking and end-of-trip facilities was ongoing.	Non-Compliance NC-06: The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Non-Compliant
2.26	B	B10 (a)	the provision of a minimum five staff and four public bicycle parking spaces;			
2.27	B	B10 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of <i>AS 2890.3:2015 Parking facilities - Bicycle parking</i> ; and be located in easy to access, well-lit areas that incorporate passive surveillance;			
2.28	B	B10 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			
2.29	B	B10 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.30	B	B10 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.31	B	B11	Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirement and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Lighting works requirement still in design process.	Non-Compliance NC-07: The requirement for outdoor lighting was not provided to the Certifying Authority prior to commencement of construction.	Non-Compliant

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2.32	B	B12	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Requirement in progress at the time of the audit. Note: BCA Access Report and Design Certification provided on the 29 September 2019 (Rev. B) by iAccess Consultants includes provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards. Note: Access Consultant has been engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018.	Non-Compliance NC-08: The requirement for the design and construction of the facilities/access to people with disability in accordance with BCA requirements was not provided to the Certifying Authority prior to commencement of construction.	Non-Compliant
2.33	B	B13	Archival Recording The Applicant must engage a suitably qualified and experienced expert to undertake a photographic archival recording must be prepared prior to the commencement of works.	Photographic Archival recording completed by Eric Martin & Associates on 05.02.19. Records kept by HI, LHD and CWPM.		Compliant
2.34	B	B14	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure the potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Condition of Consent deleted. Modification of Development Consent dated 29.05.19. to delete condition B14 was sighted. Determination was provided by the Department of Planning 29.05.19 accepting condition to be deleted. All relevant documented evidence was posted in the website.		-
2.35	B	B15	Demolition and Remediation All demolition and site remediation is to be undertaken in accordance with the Remedial Action Plan and Waste Management Plan prepared by Regional EnviroScience Pty Ltd 6 dated August 2018.	Remediation Action Plan (RAP) - Document No RAP18981R01 by GHD. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18.		Compliant

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2.36	B	B16	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	It appears that no remedial works were undertaken prior to Hutchinson's construction commencement. However, a Validation Report and Site Audit Report was not provided to the satisfaction of the Certifying Authority. Note: A modification to this condition will be issued to DPIE.	Non-Compliance NC-09: Site Audit Report and Section A Site Audit Statement was not provided to the satisfaction of the Certifying Authority to verify the relevant part of the site was suitable for the hospital land use.	Non-Compliant
2.37	B	B17	Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: a) Details of:	An Environmental Management Plan (EMP) was prepared 21.01.19 (Rev. A) and updated 18.02.19 (Rev. B). Plan was developed and reviewed by HI HSEQ Manager. Front page indicates version 5.0 - 21/1/19 and footer version 4.1 - inconsistencies found. All sub plans are included in the EMP.	Opportunity for Improvement 02: EMP to be updated to show the correct revision / version number and be consistent throughout the document. Plan to be reviewed at 3 monthly intervals or amended where deficiencies are identified, or changes occur and copy to be provided to DPIE.	Compliant
2.38	B	B17 (a) (i)	hours of work;	Section 2.2 Table 1 includes construction time frames		
2.39	B	B17 (a) (ii)	24-hour contact details of site manager;	Section 5.5 indicates that on-site contact details for all emergencies is specified Emergency Response Plan (WHSMP – Appendix 7).		
2.40	B	B17 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Section 5.1 site risk assessment includes dust and outdoor risks and controls. Also, EWMS No.7 for Air Quality includes details on the aspects, impacts and controls.		
2.41	B	B17 (a) (iv)	stormwater control and discharge;	Section 5.1 Site Risk Assessment includes Water Discharge and Stormwater controls. EWMS No.1 Erosion and Sediment Control includes details for Stormwater Management. There is no stormwater discharged offsite.		

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2.43	B	B17 (a) (v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Section 5.1 site risk assessment includes sediment controls. EWMS No.1 Erosion and Sediment Control includes details for aspects, impacts and controls e.g. excess sediment existing site via vehicle transport.		
2.44	B	B17 (a) (vi)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Section 3.2 indicates that if lighting for external use is required it will comply with AS 4282 – 1997.		
2.45	B	B17 (a) (vii)	community consultation and complaints handling;	Section 7.1 indicates that HB will do consultation with duty holders & site personnel through weekly HB site meetings, subcontractor meetings, HSE Committee meetings.		
2.46	B	B17 (b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B17);	Traffic Management Plan dated 12.02.19 (Version 4.0) prepared by KPI Traffic Control.		
2.47	B	B17 (c)	Construction Noise and Vibration Management Sub-Plan (see condition B18);	There is evidence of an EWMS No.8 Noise and Vibration dated 18.02.19 prepared by HB. Refer to improvements listed in condition B20.		
2.48	B	B17 (d)	Construction Waste Management Sub-Plan (see condition B19);	EWMS No.2 Waste Management dated 18.02.19 prepared by HB		
2.49	B	B17 (e)	Construction Dust Management Sub-Plan;	EWMS No. 7 - Air Quality (Dust and Odour) dated 18.02.19 prepared by HB		
2.5	B	B17 (f)	Construction Community Safety Plan;	Public Safety Management Plan version 10 11.03.19 prepared by HB.		
2.51	B	B17 (g)	Construction Soil and Water Management Sub-Plan;	EWMS No.1 Erosion and Sediment Control (Stormwater Management) dated 18.02.19 prepared by HB.		
2.52	B	B17 (h)	Demarcation of trees to be retained and documentation of protection measures, including (but not limited to) erosion and sediment control measures and procedures if nests or fauna are located in any trees to be removed;	EWMS No.3 Pest Control and Fauna Management and EWMS No.4 Vegetation and Weed Management in place and included in EMP. No endangers flora identified onsite.		

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2.53	B	B17 (i)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	EWMS No. 11 Cultural and Natural Heritage for guidance included in EMP.		
2.54	B	B17 (j)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	EWMS No.2 Waste Management dated 18.02.19 prepared by HB. However, waste classification and validation not clear.		
2.55	B	B18	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	EMP 21.01.19 submitted to the Certifying Authority. Plan was approved on 15.03.19 as part of the Crown Certificate (CRO-18108) for Stage 1. Copy was provided to Planning Secretary on the 21.03.19.		Compliant
2.56	B	B19	Construction Traffic and Pedestrian Management Sub-Plan The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Traffic Management Plan dated 12.02.19 (Version 4.0)		Compliant
2.57	B	B19 (a)	be prepared by a suitably qualified and experienced person(s);	Prepared by KPI (Traffic Control) Construction Services.		
2.58	B	B19 (b)	be prepared in consultation with Council, RMS and TfNSW;	TMP Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require. RMS and TfNSW - parties not applicable. RMS only confirms acceptance of subcontractor. Traffic Plan is submitted to the Council for acceptance. Council sent feedback.		
2.59	B	B19 (c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts	TMP section 12.8 bus services, section 14.1.3 Road users, section 19.4 pedestrian and bicycle and access, and section 19.6 public transport.		

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			on general traffic, cyclists and pedestrians and bus services;			
2.60	B	B19 (d)	detail heavy vehicle routes, access and parking arrangements;	TMP section 17.1 parking, TCP 194 Vehicle movement plan stage 1 - deliveries and TCP 198 for site deliveries.		
2.61	B	B19 (e)	include a Driver Code of Conduct to:	Traffic Control Principles included in section 6.0. Also, site sign posted at the site entrance fence includes the Conditions of Entry for vehicles.		
2.62	B	B19 (e) (i)	minimise the impacts of earthworks and construction on the local and regional road network;	Section 12 includes traffic management.		
2.63	B	B19 (e) (ii)	minimise conflicts with other road users;	Section 12 includes traffic management.		
2.64	B	B19 (e) (iii)	minimise road traffic noise; and	Not included in TMP; but EWMS No.8 (noise & vibration) indicates they regular on-site and off-site inspections to record and monitor noise and vibration will be undertaken.		
2.65	B	B19 (e) (iv)	ensure truck drivers use specified routes;	TCP 194 Vehicle Movement Plan stage 1 - Deliveries and TCP 198 for Site Deliveries.		
2.66	B	B19 (f)	include a program to monitor the effectiveness of these measures; and	Section 15.2 delays on queuing indicates traffic controllers to monitor congestions.		
2.67	B	B19 (g)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require.		
2.68	B	B20	Construction Noise and Vibration Management Sub-Plan The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	EWMS for Noise and Vibration dated 18.2.19 has been prepared; however, this methodology can be largely improved. A Noise and Vibration management Sub-Plan to be prepared to include: - Noise and vibration criteria and fixed hours to undertake works;	Non-Compliance NC-10: Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Version 1.1 does not include all the	Non-compliant

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				- Monitoring of noise and frequency Noise and vibration risk to be included in the environmental risk assessment. Noise and vibration levels to be included in the Induction and BIG10.	requirements listed in this condition B20 i.e. noise levels requirements for the project, noise monitoring during construction activities, etc. Additionally, environmental risk assessment to include applicable risks and noise and vibration levels to be included in the Induction and BIG10.	
2.69	B	B20 (a)	be prepared by a suitably qualified and experienced noise expert;	EWMS prepared by HB. A sub-plan needs to be prepared and signed off by a suitable qualified and experience noise expert.		
2.70	B	B20 (b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Included in EWMS No.8		
2.71	B	B20 (c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	EWMS No.8 - Noise and Vibration contains controls for excessive noise and vibration from high noise generating activities included.		
2.72	B	B20 (d)	include strategies that have been developed with the community for managing high noise generating works;	EWMS No.8 - Noise and Vibration addresses the management of vehicles and machinery accessing and exiting the site in order to reduce any disturbance as possible to sensitive receptors and community.		
2.73	B	B20 (e)	describe the community consultation undertaken to develop the strategies in condition B20(d); and	EWMS No.8 - Noise and Vibration addresses the complaints records maintenance including Community Complaints and Consultation Register HB-HSEQ-F-041		
2.74	B	B20 (f)	include a complaints management system that would be implemented for the duration of the construction.	EWMS No.8 - Noise and Vibration addresses that any complaints will be recorded in the Community Complaints and Consultation Register HB-HSEQ-F-041		
2.75	B	B21	Construction Waste Management Sub-Plan The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:	EWMS No.2 - Waste Management dated 18.02.19 prepared by HB.		

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2.76	B	B21 (a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Quantities of each waste type and classification not included in EWMS No.2, it only indicates that waste and recyclables shall be disposed of by a licensed contractor. There is evidence of waste tracking Certificates for general waste form the Waste Facility on a monthly basis. It is included in the HB Monthly Report	type. Also, Specific volume of waste to be included into the Waste Register for traceability purposes.	
2.77	B	B21 (b)	The CWMSP must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan;	EWMS No.9 Dangerous Goods and Hazardous Substances and Asbestos Control Plan Version 4 dated 21.01.2019, part of EMP.		
2.78	B	B21 (c)	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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Asbestos removed offsite at Early Works stage. There is an asbestos stockpile onsite which is contained, and it will be capped behind a wall which is under construction. Volume approximate 22x7x1.5m		
2.79	B	B22	Construction Parking Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site, or suitable alternative location as agreed to by the Planning Secretary, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Construction parking spaces for personnel is available. Heavy vehicles are accessing the site as per TCPs. Traffic Management Plan prepared by KPI Traffic Control 12.02.19 provided to Certifying Authority. Plan indicates that a dedicated sub-contractor off street parking is available for all contractors (TCP-KPI 195).		Compliant
2.8	B	B23	Landscaping Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping	Design in progress. Landscape Management Plan to be developed.		Not Triggered

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			works on-site, to the satisfaction of the Certifying Authority. The plan must:			
2.81	B	B23 (a)	be generally in accordance with the Landscape Plans prepared by Taylor Brammer, dated 17 October 2018;			
2.82	B	B23 (b)	amend the 65 trees to be species endemic to the area;			
2.83	B	B23 (c)	detail the species to be planted on-site;			
2.84	B	B23 (d)	describe the monitoring and maintenance measures to manage revegetation and landscaping works; and			
2.85	B	B23 (e)	be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.			
2.86	B	B24	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the Certifying Authority.	Design in progress.		Not triggered
2.87	B	B25	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	BCA Crown Certificate (Stage 1) Certificate No CRO-18108, dated 15.03.19 includes a Hydraulic Design Statement from JHA Consulting Engineer (25.02.19) and hydraulics drawings.		Complaint
2.88	B	B25 (a)	be designed by a suitably qualified and experienced person(s);	Hydraulic Design Statement prepared by JHA Consulting Engineer.		
2.89	B	B25 (b)	be generally in accordance with the conceptual design in the EIS;	BCA Crown Certificate Stage 2 (CC2) - Certificate No CRO-18115 dated 12.04.19 and in accordance with relevant Australian Standards referenced in this condition B25.		
2.90	B	B25 (c)	be in accordance with applicable Australian Standards;			
2.91	B	B25 (d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff (Engineers Australia, 2016)</i> and <i>Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</i> ;			

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2.92	B	B26	<p>Operational Noise - Design of Mechanical Plant and Equipment</p> <p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.</p>	<p>Noise Impact Assessment Document Reference No. 20171192.1/2805A/R3/BW prepared by Acoustic Logic 28.05.2018 Rev.3 was developed at early stage and incorporated into the design. EIS (07.08.18) refers to Impact Assessment.</p> <p>Incorporation of Noise mitigation recommendations of mechanical plant & equipment into the design is in progress and is to be submitted prior to Crown Certificate #3.</p>	<p>Non-Compliance NC-12:</p> <p>Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.</p>	Non-Compliant
2.93	B	B27	<p>Operational Waste Storage and Processing</p> <p>Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.</p>	<p>Waste removal will not be collected by Council; Operational waste will be managed by private contractors: General waste is collected by J R Richards; Clinical Waste is collected by Cleanaway Daniels.</p> <p>Email provided by the Western NSW Local Health District dated 4.10.19 re. Removal of Waste from Mudgee Hospital.</p>		Compliant
2.94	B	B28	<p>Mechanical Ventilation</p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.</p>	<p>Design in progress. To be completed prior to Crown Certificate No. 3 (July 2019).</p>	<p>Non-Compliance NC-13:</p> <p>Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.</p>	Non-Compliant

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2.95	B	B29	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>Compliance Monitoring and Reporting Program prepared by HB on 20.2.19 and approved by Certifier 15.03.19 as part of the CC for Stage 1. Pre-construction Compliance Report prepared by HB on 15.02.19, submitted to the Certifying Authority (BMG) on the 21.03.19. Compliance Reports submitted 21.05.19 and relevant correspondence available on the HI website.</p>		Compliant
2.96	B	B30	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.</p>	<p>No request to cease the ongoing annual operational compliance reports received to date.</p>		Not Triggered
3.0			PART C - DURING CONSTRUCTION			
3.1	C	C1	<p>Approved Plans on Site</p> <p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.</p>	<p>OmTrak is the system used to access all plans and specifications. Approved plans are electronically available on OmTrak. Sighted: Lower ground level footing GA plan Version 3 Drawing No. 14204. EMP and relevant subplans are available in Hutchinson Share Drive. Sighted EMP Rev. B 18.2.19. Plan Developed by HSEQ Manager.</p>		Compliant

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3.2	C	C2	Site Notice A site notice(s):		Non-Compliance NC-14: Site Notice is missing the name of the Certifier Authority, Structural Engineer and approved hours of work. Sign and its relevant details to be durable and weatherproof so they are displayed throughout the works period.	Non-Compliant
3.3	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Site notice with information from Hutchinson is displayed at site entrance. Sign is missing the details of the certifying authority, structural engineer and hours of work. Refer to photo in Appendix E.		
3.4	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:			
3.5	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C	C2 (b) (iii)	the approved hours of work, the name of the 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; and			
3.8	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.9	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:			
3.10	C	C3 (a)	maintained in a proper and efficient condition; and			
3.11	C	C3 (b)	operated in a proper and efficient manner.			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

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				Cat 246D. Verifying of Competency (VOC) and operating licence are in place. Note: Daily pre-start checklist for small excavator was not completed. Work stopped. Daily pre-start for Bob cat was completed 3.6.19.		
3.12	C	C4	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	Demolition Works not in Scope for Main Works Package / Hutchinson Contractor. Demolition Works were undertaken at the Early Works stages by subcontractor - DEMEX - Class A License No 2300363, under a different contract.		Not Triggered
3.13	C	C5	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	EMP Section 2.2 Table 1 indicates Mon-Fri 7am-6pm and Sat 8am-1pm. No works undertaken on Sundays.		Complaint
3.14	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
3.15	C	C5 (b)	between 8am and 1pm, Saturdays.			
3.16	C	C5	No work may be carried out on Sundays or public holidays.			
3.17	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:			
3.18	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or	No out of hours works conducted to date. No notifications required.		Not Triggered

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3.19	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.2	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.21	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.22	C	C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
3.23	C	C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	These types of works have not been carried out.		Not Triggered
3.24	C	C7 (a)	9am to 12pm, Monday to Friday;			
3.25	C	C7 (b)	2pm to 5pm Monday to Friday; and			
3.26	C	C7 (c)	9am to 12pm, Saturday.			
3.27	C	C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	EMP prepared 21/1/19 (Rev. A) and updated 18/2/19 (Rev. B). Working under this EMP, implementation of EMP was evident on site. EMP and relevant subplans are available in Hutchinson Share Drive.		Compliant
3.28	C	C9	Construction Traffic All construction vehicles (excluding worker 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 before stopping.	Traffic monitoring daily (visual observations). Workers parking available onsite (refer to TCP (Stage 2 demolition)) All construction trucks enter via gate 3 or gate 2 and exit via the same gates; gate 4 will be open later to allow exist of trucks (3-4 weeks). About 10 trucks a day.		Compliant
3.29	C	C10	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that	A ROL has not been required to date. ROL required in the future for landscaping works.		Not Triggered

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			impact on traffic flows during construction activities.			
3.30	C	C11	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	Public Safety Management Plan in place section 5 - includes public entering site reference to the Project Risk Assessment (PRA) is included. Safety on site appears appropriate. Site is locked up each day and 2 security cameras are in place. Some observations were made during the site inspection as follows: <ul style="list-style-type: none"> - There was a trip hazard around the spill kit next to the hazardous substances' container. - Housekeeping is required on the site. - There is concrete waste, general rubbish on the site. Lack of housekeeping. 	Opportunity for Improvement 03: Maintain the site from trips hazards; waste such as concrete and general rubbish to be cleared.	Compliant
3.31	C	C12	Hoarding Requirements The following hoarding requirements must be complied with:	No hoarding required. Site fence in place around the perimeter of the site. No graffities present.		Not Triggered
3.32	C	C12 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;			
3.33	C	C12 (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; and			
3.34	C	C12 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.35	C	C13	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained from the relevant authority. Non-	Public way is not obstructed. All materials and construction works are contained within the construction site boundary.		Compliant

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			compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.			
3.36	C	C14	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>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.	No works generating excessive noise. Noise monitoring not be undertaken yet. The EWMS for Noise & Vibration did not clearly address the requirements for desired noise levels, exceedances and how noise will be controlled. Note: In the P&E controls the working hours are incorrect (6.30am to 6.30pm M-F and 7am to 1pm S); EWMS to be updated.	Non-Compliance NC-15: EWMS does not indicate the Noise and Vibration required levels, exceedances and monitoring controls as required by this condition and condition B20.	Non-Compliant
3.37	C	C15	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 C5.	Subcontractors are inducted, and during induction hours of work are indicated. No noise complaints received.		Compliant
3.38	C	C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	EWMS for noise and vibration indicate trucks to have non-tonal alarms - sighted on site - ok		Compliant
3.39	C	C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	No works generating excessive noise. Noise monitoring not be undertaken yet.		Compliant

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3.40	C	C18	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	No works undertaken outside the site. No piling, rock breaking, therefore no vibration monitoring required.		Not Triggered
3.41	C	C18 (a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and			
3.42	C	C18 (b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).			
3.43	C	C19	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 C18	No residential buildings within 30m.		Not Triggered
3.44	C	C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.	NVMP defined the construction vibration criteria in accordance with ICNG.		Not Triggered
3.45	C	C21	Tree Protection For the duration of the construction works:			Compliant
3.46	C	C21 (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;	Trees Assessment report 17/10/17. Removal of 32 trees was approved by Council.		
3.47	C	C21 (b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction	Street trees not affected by current on-site activities (milestone 1). Three trees (3,4,5) will be protected during milestone 2. Three trees (79,80,81) will be protected during milestone 4.		

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

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			due to an emergency, must be replaced, to the satisfaction of Council;			
3.48	C	C21 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS;	One tree (corner of Mereas and site office) being protected. Note: Danger tape around the tree to be removed		
3.49	C	C21 (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.	Not required at this stage.		
3.50	C	C22	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Dust monitoring is carried out by checking stock piles are wet. Visual inspections conducted daily by site manager, HSE Manager.		Compliant
3.51	C	C23	During construction, the Applicant must ensure that:	Stockpiles visual observations, using the water cat and also hydro mulch.		Compliant
3.52	C	C23 (a)	exposed surfaces and stockpiles are suppressed by regular watering;			
3.53	C	C23 (b)	all trucks entering or leaving the site with loads have their loads covered;	One water cart on site can be used for dust minimisation. Sighted truck leaving site with load cover.		
3.54	C	C23 (c)	trucks associated with the development do not track dirt onto the public road network;	No dirt associated with the works are on the public road network		

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.55	C	C23 (d)	public roads used by these trucks are kept clean; and	No dirt on public street (Mereas Street)		
3.56	C	C23 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Hydro mulch to be undertaken in the next 2 weeks		
3.57	C	C24	<p>Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.</p>	<p>Erosion and Sediment controls were sighted during the site inspection; however, the following observations were made:</p> <ul style="list-style-type: none"> - Erosion and Sedimentation Control Plans (ESCPs) are being reviewed progressively but not documented. - The sediment fence needs to be fixed as there are some areas where the fence is lower than the required. <p>Note: Photos were provided after the audit indicating these observations were rectified.</p>	<p>Opportunity for Improvement 04: Hutchinson to ensure that erosion and sediment controls are always maintained. ESCPs to be documented when reviewed and sediment fence to be fixed and maintained.</p>	Compliant
3.58	C	C25	<p>Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i>.</p>	No discharge of seepage or stormwater to date. Stormwater will run within the site, water contained on site. Stormwater pits allocated throughout the site - about 10.		Compliant
3.59	C	C26	<p>Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the</p>	<p>EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens.</p> <p>No unexpected finds to date.</p>		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.			
3.60	C	C27	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. 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. Works may only recommence with the written approval of the Heritage Division of the OEH.	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens. No unexpected finds to date.		Not Triggered
3.61	C	C28	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste (Blue) skips maintained for construction waste around the site.		Compliant
3.62	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, 2014)	Construction waste dockets sighted for May 2019; however, Waste Management Reports from Sam Waste Management not received yet. No recycling targets have been defined at this stage. Also, EWMS for Waste Management needs to be updated to include quantities, classification and disposal location of waste generated during the construction works.	Non-Compliance NC-16: Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated. Refer to NC-12 condition B21.	Non-Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.63	C	C30	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Dockets sighted for 3 bins with construction waste on: 23/5/19, 24/05/19, 31/5/19. One bin with asbestos on 20/5/19 (Skip) from Sam's Liquid Waste & Hire. Asbestos Whylandra Waste & recycling Centre 20/5/19 Vehicle no. 115197H: 4 ton.		Compliant
3.64	C	C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Designated concrete washdown area is in place but has not maintained appropriately. Note: Concrete washdown area was rectified immediately after the audit. Refer to Photo 3 in Appendix E.	Opportunity for Improvement 05: Concrete washdown not been maintained appropriately.	Compliant
3.65	C	C32	Handling Asbestos The Applicant is to consult with Safe Work NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Sighted letter from EnviroScience dated 20/5/19 indicating that removal of asbestos or remediation of the material found is to be undertaken by a licensed asbestos removal contractor. Final disposal to be decided in consultation with the site PMs, EnviroScience and Asbestos Contractor. Asbestos Control Plan Version 4 dated 21/01/2019 part of EMP. Visual Asbestos Removal Clearance from EnviroScience 27/3/18 asbestos successfully removed and remediated 2/4/19 (east side of site). Asbestos Removal Clearance Certification - 16.5.19.		Compliant
3.66	C	C33	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number	No reportable environmental incidents to date.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.			
3.67	C	C34	<p>Non-compliance Notification</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>No environmental non-compliances raised to date.</p> <p>Note: Non-compliances raised during this audit and noted in this report are to be notified to DPIE and the Certifying Authority with the relevant corrective actions.</p>		Not Triggered
3.68	C	C35	<p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p>	<p>Compliance report sent to HI/DPE on 21/3/19. Next review of EMP will happen in June 2019. EMP last revision was 18/2/19.</p> <p>No incidents reported to date.</p>		Not Triggered
3.69	C	C35 (a)	the submission of a compliance report under condition B29;			
3.70	C	C35 (b)	the submission of an incident report under condition C33;			
3.71	C	C35 (c)	the submission of an Independent Audit under condition C38;			

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.72	C	C35 (d)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	A modification (MOD 1) was approved on the 29/5/19 by DPIE for SSD 9211 to remove condition B14.		
3.73	C	C35	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.			
3.74	C	C36	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	Noted, no revision required to date.		Not Triggered
3.75	C	C37	<p>Independent Environmental Audit No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p>	Hutchinson has planned an audit as part of the 'project performance' for 17/6/19. Audit Program sent to HI on 22/3/19.		Compliant
3.76	C	C38	Independent Audits of the development must be carried out in accordance with:			Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.77	C	C38 (a)	the independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and	This is the first independent environmental audit conducted by AQUAS - 3/6/19 and was conducted in accordance with IAPAR document.		
3.78	C	C38 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)			
3.79	C	C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	This is the first independent environmental audit. Responses to this audit report to be carried out in accordance IAPAR Document 2018.		Not Triggered
3.80	C	C39 (a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;			
3.81	C	C39 (b)	submit the response to the Department and the Certifying Authority; and			
3.82	C	C39 (c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done			
3.83	C	C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	No request to cease the ongoing annual operational audits received to date.		Not Triggered
6.0			APPENDIX A - WRITTEN NOTIFICATION AND REPORTING			
6.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven	No reportable environmental incidents. WHS Management Plan Section 11 includes details on how to report incidents.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred.			
6.2	Appx	2	Written notification of an incident must: <ul style="list-style-type: none"> a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; f) describe what immediate steps were taken in relation to the incident; g) identify further action(s) that will be taken in relation to the incident; and h) identify a project contact for further communication regarding the incident. 	This has not been required yet.		Not Triggered
6.11	Appx	3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	This has not been required yet.		Not Triggered
6.12	Appx	4	The Incident Report must include: <ul style="list-style-type: none"> a) a summary of the incident; 	This has not been required yet.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident. 			

Appendix E. Audit Photos



Photo 1 – Site notice at project entrance



Photo 2 – Trucks leaving site with load covered



Photo 3 – Concrete washdown area rectified



Photo 4 – Oil tank put back in the hazardous substances' container



Photo 5 – Site fencing around the perimeter of site

Photo 6 – Erosion and Sedimentation Controls in place



Photo 7 – Scaffold tagged



Photo 8 – TCP and Traffic Control sign in place





Photo 9 – Lack of housekeeping and site maintenance



Photo 10 – Construction waste rubbish to be removed



Photo 11 – Sediment fence along the east side not appropriate



Photo 12 – Spill kit in place next to site office. Other Spill Kit with trip hazards





Photo 13 – Asbestos Containing Material covered and warning sign in place



Photo 14 – Silt fence around stockpile are well installed and maintained



Photo 15 – Signs appropriately installed



Photo 16 – Crane operations and concrete works

Appendix F. Consultation Records

From: Peter Rudge (Western NSW LHD) <Peter.Rudge@health.nsw.gov.au>
Sent: Wednesday, 29 May 2019 1:59 PM
To: Munoz, Ana-Maria <anamaria.munoz@aquas.com.au>
Cc: Soto, Nilda <nilda.soto@aquas.com.au>; Brianna Sawyer-Crawford <Brianna.Sawyer-Crawford@cwpm.com.au>
Subject: RE: Mudgee Hospital - Stakeholder Consultation prior to Independent Audit

Hi Ana-Maria,
I think noise vibration & dust are all being handled well. Waste & traffic management although working well are the areas I am more concerned about as it is a lot harder to manage these on a day to day basis with the amount of machinery & traffic on site at the moment
Cheers Peter

From: Munoz, Ana-Maria [<mailto:anamaria.munoz@aquas.com.au>]
Sent: Wednesday, 29 May 2019 1:41 PM
To: Peter Rudge (Western NSW LHD) <Peter.Rudge@health.nsw.gov.au>
Cc: Soto, Nilda <nilda.soto@aquas.com.au>; Brianna Sawyer-Crawford <Brianna.Sawyer-Crawford@cwpm.com.au>
Subject: RE: Mudgee Hospital - Stakeholder Consultation prior to Independent Audit

Hi Peter

I hope this email finds you well.

As you know, there is an Independent Environmental Audit for Mudgee Hospital happening next week. I was wondering if you have a chance to send me some comments / feedback between today and tomorrow in relation to the project environmental impacts.

Are there any concerns in terms of environmental controls on site such as noise, vibration, dust, waste management, traffic management, consultation, etc.

Kind regards,

Ana Maria Munoz | Senior Management Consultant / HSEQ Auditor |
AQUAS | T +61 2 9956 1251 | M +61 430 314 557 | E ana-maria.munoz@aquas.com.au

Appendix G. DPIE Comments on Audit Report

From: Georgia Dragicevic [<mailto:Georgia.Dragicevic@planning.nsw.gov.au>]
Sent: Monday, 16 September 2019 1:29 PM
To: Rachel Mitchell (Health Infrastructure) <Rachel.Mitchell@health.nsw.gov.au>
Cc: Katrina O'Reilly <Katrina.OReilly@planning.nsw.gov.au>; Kate Moore (DPE) <Kate.Moore@planning.nsw.gov.au>
Subject: RE: SSD 9211 Mudgee Hospital Redevelopment Post Conditions C38 and C39

Hi Rachel,

I've reviewed the Independent Audit Report and Health Infrastructure's response to audit findings, submitted to the Department on 3 July 2019 in accordance with condition C38 and C39 of SSD 9211 (Approval).

Condition C38 of the Approval states that:

"Independent Audits of the development must be carried out in accordance with:

b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)."

Audit Report

-

The Department's comments on the audit report are provided in Attachment A.

The audit report does not meet the requirements of Condition C38 of the Approval. Please request the auditor revises the audit report to address the Department's comments, and ensure

Condition C39

-

Condition C39 of the Approval states that:

"In accordance with the specific requirement in the Independent Audit Post Approval Requirements (Department 2018), the applicant must:

- (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;*
- (b) submit the response to the Department and the Certifying Authority; and*
- (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done."*

The Department has reviewed Health Infrastructure's response to audit findings. Please revise and resubmit the response to audit findings by 10 October 2019 to provide a specific timeframe for rectifying the non-compliance identified with condition A20.

A copy of the audit report was available on the project website on 16 September 2019.

A review of Department records indicates that notification of publication has not been provided.

In relation to this non-compliance, the Department is currently considering the appropriate regulatory action in accordance with the Department's Compliance Policy.

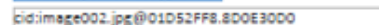
I remind you that it is the responsibility of the applicant to ensure that the project is compliant at all times with the conditions of the Approval.

Should you have any questions, please call me on 4247 1852.

Kind Regards,
Georgia

Georgia Dragicevic
Senior Compliance Officer

Compliance | Department of Planning, Industry and Environment
T 02 4247 1852 | M 0439 612 137 | E georgia.dragicevic@planning.nsw.gov.au
PO Box 5475, Wollonong NSW 2520
www.dpie.nsw.gov.au





Appendix 3

Complaints Register



Appendix 4

Compliance Report Declarations Form

Appendix C – Compliance Report Declaration Form Template

Compliance Report Declaration Form

Project Name **Mudgee Hospital Redevelopment**

Project Application Number **MHR SSD 9211 Conditions Matrix**

Description of Project **Mudgee Hospital Redevelopment**

Project Address **Corner of Meares & Lewis Street, Mudgee, 2850, NSW**

Proponent **Hutchinson Builders**

Title of Compliance Report **Construction Compliance Report**

Date **26/08/19**

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

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

Name of Authorised Reporting Officer **Sam Bandy**

Title **Project Manager**

Signature 

Qualification **Bachelor of Applied Science in Construction Management & Economics**

Company **Hutchinson Builders**

Company Address

8 Prescott St Toowoomba, Queensland, 4350

