

Nepean Hospital Redevelopment – Stage 2

Assessment of the Nepean Hospital Redevelopment (Stage 2) Project
Environmental System Compliance in accordance with SSD-16928008
Development Consent

Audit Reference:	NHRS2-01
Audit Organisation:	Health Infrastructure (Proponent) Turner & Townsend (Project Manager) CPB Contractors (Contractor)
Auditors:	Barbara Pater, APP (Lead Auditor) Sanan Qasim (Support Auditor)
Date of Audit:	5 March 2024
Draft Report Submitted (V1):	29 March 2024
Draft Report Submitted (V2):	12 April 2024
Final Report Submitted (V0):	29 April 2024
Final Report Submitted (V0):	2 May 2024



Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft V1	29 March 2024	Adam Mardini, Turner & Townsend	Initial draft for review
Draft V2	12 April 2024	Adam Mardini, Turner & Townsend	Update draft following close out of audit findings and review of additional evidence
Final V0	29 April 2024	Adam Mardini, Turner & Townsend	Final issue following response to draft V2.
Final V1	2 May 2024	Adam Mardini, Turner & Townsend	Issue of final following response to Final V0.

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

This report has been prepared by:

Sanan Qasim
Auditor's Assist
Date: 25 March 2024

Reviewed by:

Barbara Pater
Lead Environmental Auditor
Date: 28 March 2024

Draft (V2) issued by:

Barbara Pater
Lead Environmental Auditor
Date: 12 April 2024

Finalised and issued by (V1):

Barbara Pater
Lead Environmental Auditor
Date: 2 May 2024

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

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

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

APP Corporation Pty Ltd
www.app.com.au

Contents

1.	Executive Summary	5
2.	Introduction	8
2.1	Background	8
2.2	Project Details	8
2.3	Audit Team	9
3.	Audit Objectives and Scope	9
3.1	Audit Objectives	9
3.2	Audit Scope	9
3.3	Audit Period	10
4.	Audit Methodology	10
4.1	Approval of Auditors	10
4.2	Audit Scope Development	10
4.3	Audit Process	10
4.4	Interviewed Persons	11
4.5	Site Inspection	12
4.6	Consultation	12
4.7	Audit Compliance Status Descriptors	13
5.	Document Review	14
6.	Audit Findings	17
6.1	Assessment of Compliance	17
6.2	Notices, Incidents, Complaints & Non-Compliances	18
6.3	Previous Audit Findings	19
6.4	Audit Site Inspection	19
6.5	Suitability of Plans and the Environmental Management System	20
6.6	Actual vs Predicated Impacts	21
6.7	Key Strengths	23
6.8	Audit Findings and Recommendations	23
	Appendix A - Audit Agenda	27
	Appendix B – Audit Attendance Sheet	31
	Appendix C – Approval of Auditors	33
	Appendix D – Independent Audit Declarations	36

Appendix E – Audit Checklist	39
Appendix F – Consultation	100
Appendix G – Audit Photos	106
Appendix H – IAR Extension Letter	126

1. Executive Summary

Stage 2 of the Nepean Hospital Redevelopment will deliver a new building that will connect to the Stage 1 tower (Building A) which was completed in 2022. This new structure shall include an intensive care unit, medical imaging services, nuclear medicine, an in-centre renal dialysis unit, education and training facilities, as well as a new front-of-house and reception area.

This Audit Report presents the outcomes of the independent environmental audit of the Nepean Hospital Redevelopment – Stage 2 with an assessment of environmental controls against the requirements of State Significant Development conditions SSD-16928008 for the project, and in accordance with the *Independent Audit Post Approval Requirements* (IAPAR 2020).

The audit was conducted by The APP Group – HSEQ Systems and Auditing (APP) on 5 March 2024 with a review of Schedules 2 and Appendices of SSD-16928008 consent conditions issued 9 December 2022 and covered the main works of the redevelopment. The main activity observed during the audit was bulk excavation. Pre-demolition works have been concluded as part of the enabling works, with site clearance now complete.

The outcome of the audit verified that Health Infrastructure (the Proponent), Turner & Townsend (Project Manager), and CPB Contractors (the Contractor), demonstrated adequate controls to address environmental impacts. The following key strengths were noted:

- ▶ The Construction Environmental Management Plan (CEMP) and Sub-Plans have been regularly reviewed.
- ▶ Construction activities continue to be carried out in accordance with the Staging Report.
- ▶ Robust A-Class Hoarding on site secured at each entry point with signage displayed.
- ▶ Traffic controls were well implemented including the use of traffic controllers.
- ▶ Use of water cannon for dust suppression during excavation works.
- ▶ Rumble grid noted to be in good condition.
- ▶ No mud tracking observed on Barber Avenue.
- ▶ Thorough records maintained in accordance with the dewatering permit process.
- ▶ No complaints received to date.

The independent environmental audit assessed a total of 125 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection.

Site inspection

Five issues were identified during the site inspection (refer to [Section 6.4](#) for further details with photos included under [Appendix G](#)).

1. Sandbags at Barber Avenue access to the site were in poor condition.
2. Geofabric at Barber Avenue access pit drain were in disrepair and required replacing.
3. Unleaded fuel container was not in bunded area or stored adequately.
4. MERLO brand Telehandler used a tonal reversing alarm (refer to OFI-01).
5. Improvements to be made for the erosion and sedimentation controls onsite and for the temporary sediment ponds (refer to OFI-02).

Identified Findings (Self-Reported)

During the audit period, four non-compliances were identified and self-reported to the Department of Planning, Housing and Infrastructure. These were recorded as follows:

Audit Rating and Ref	Condition Details	Self-Reported Non-Compliance	Audit Recommendations
Non-Compliance NHRS2-01_NC-01	B2: Notice of Commencement If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification of Stage 2 did not occur 48 hrs prior to its commencement. This was identified during the audit period and self -reported as a non-compliance.	It is recommended to implement a process to track and monitor compliance obligations and their timeframes, to ensure future notifications are not missed.
Non-Compliance NHRS2-01_NC-02	B12: Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Based on the evidence presented, and as per the requirements of Condition B12, the demolition work plans and written statement of compliance were not submitted to DPHI prior to the commencement of construction. This was identified during the audit period and self -reported as a non-compliance.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.
Non-Compliance NHRS2-01_NC-03	B24: Biodiversity Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of the Biodiversity Development Assessment Report, prepared by Total Earth Care and dated November 2022 must be retired.	Based on the evidence presented, the Biodiversity payment was not submitted to DPHI prior to the commencement of construction. It is acknowledged that this was identified and self-reported as a non-compliance.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.
Non-Compliance NHRS2-01_NC-04	B26: Biodiversity Evidence of the retirement of credits in satisfaction of condition B24 or payment to the Biodiversity Conservation Fund in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.	Based on the evidence presented, and as per the requirements of Condition B26, the Biodiversity payment was not submitted to DPHI prior to the commencement of construction. This was identified during the audit period and self -reported as a non-compliance.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.

As the above non-compliances occurred during the scope of the audit, these have been categorised as non-compliant during the audit against the relevant conditions. Refer to the Audit Checklist included as [Appendix E](#) for further details.

Identified Findings (During Audit)

A summary of the findings identified during the audit, including opportunities for improvement, are as follows:

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
Non-Compliance NHRS2-01_NC-05	A2: Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent	Non-compliances were identified during the audit period under Conditions B2, B12, B20, B24 and B26, triggering a non-compliance against Condition A2(a).	Addressing the non-compliances at Conditions B2, B12, B20, B24 and B26 automatically addresses the non-compliance against Condition A2(a).
Non-Compliance NHRS2-01_NC_06	B20: Construction Parking Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Based upon the evidence presented during the audit, submission to the Certifier could not be verified.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.
Opportunity for Improvement NHRS2-01_OFI-01	C15: Construction Noise Limits The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Merlo telehandler on site noted to have beeper reversing alarm during audit inspection.	It is recommended to investigate plant and equipment options with non-tonal reversing alarms where practicable.
Opportunity for Improvement NHRS2-01_OFI-02	C22: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	During the site inspection the condition of the installed Sediment Ponds appeared to have little erosion controls in place to prevent scouring. Life saving devices were also not observed, however a photo demonstrating safety controls was provided following the audit. It was also noted that sandbags and geofabric required replacing around pit drains and a container of unleaded fuel was stored outside the nominated storage / bunded area.	It is recommended that appropriate controls continue to be maintained to ensure effective erosion and sedimentation management on site.
Opportunity for Improvement NHRS2-01_OFI-03	C26: Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s)	The Construction Soil and Water Management Plan presented did not include a document control page to demonstrate that the plan was prepared by a suitably qualified and experienced person.	It is recommended that an update to the plan be actioned to include the document control page for traceability purposes

Refer to [Section 6.8](#) and [Appendix E](#) for further details of these findings.

2. Introduction

2.1 Background

Health Infrastructure NSW is responsible for delivering the Nepean Hospital Redevelopment Stage 2 (SSD 16928008). The Project forms part of a wider program for the delivery of contemporary and expanded hospital services, and integrated community healthcare facilities for the Nepean Blue Mountains Local Health District. The Project will also help to strengthen the Nepean Hospital's position as a leading tertiary, teaching, research and referral hospital in NSW. The Project includes:

- Demolition of parts of the existing North Block, the Total Asset Management facility and other satellite buildings
- Construction of a new seven storey health services building with an additional 78 overnight/in-patient beds
- Reconfiguration of the loading dock area and back-of-house functions
- Landscaping and other associated public domain and infrastructure works, including off-campus high voltage feeder upgrade, and
- Barber Avenue upgrade and construction of new access road to the forecourt, port cochere and front-of-house area.

Development Consent SSD-16928008 was approved on the 2 December 2022 for Stage 2 of the redevelopment of Nepean Hospital. Health Infrastructure was required to engage a suitably qualified, experienced, and independent environmental auditor to carry out the Independent Environmental Audits during the construction of the Nepean Hospital Redevelopment Stage 2, to verify compliance against the following SSD Consent Conditions for the project:

- **C40** Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- **C41** Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.

On behalf of Health Infrastructure, Project Manager Turner & Townsend appointed The APP Group – HSEQ Systems and Auditing (APP) to undertake this independent environmental audit to satisfy Schedule 2, Conditions C40 and C41 of Development Consent SSD-16928008.

2.2 Project Details

Project Details	
Project Name	Nepean Hospital Redevelopment – Stage 2
Project Application No.:	SSD-16928008
Project Address:	35-65 Derby Street, Kingswood NSW
Project Phase:	Construction

Project Details	
Project Activity Summary:	<p>The following is a summary of activities that were in progress at the time of audit:</p> <p>Stage 1:</p> <ul style="list-style-type: none"> • Pre-Construction Work Completed • Site Clearance Completed <p>Stage 2:</p> <ul style="list-style-type: none"> • Pre-Construction Works Completed • Bulk Excavation in Process <p>Other Activities:</p> <ul style="list-style-type: none"> • Construction of new loading dock at North Block • Finalising Barber Avenue works

2.3 Audit Team

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

Name	Company	Position	Certification
Barbara Pater	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C424613

Barbara was assisted by Sanan Qasim, Exemplar Global Lead Environmental Auditor – Certificate No. C467153. The Department of Planning, Housing and Infrastructure approval letter for this audit is included as Appendix C with the Independent Audit declaration forms included as Appendix D.

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the independent environmental review of the project in compliance with Development Consent Schedule 2, SSD-16928008 Condition C40, and in accordance with the requirements for an independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020) during the construction of the Nepean Hospital Redevelopment – Stage 2.

3.2 Audit Scope

The scope of this audit comprised a review of the Project compliance with the applicable conditions of SSD-16928008, including the following:

- ▶ Review of implementation of management plans, including:
 - Construction Environmental Management Plan
 - Construction Traffic and Pedestrian Management Sub-Plan
 - Construction Noise and Vibration Management Sub-Plan

- Construction Waste Management Sub-Plan
 - Asbestos Management Plan
 - Construction Soil and Water Management Plan
 - Remediation Action Plan
- ▶ Site inspection conducted on the 5 March 2024
 - ▶ Review of the environmental performance on the project
 - ▶ Review of environmental records
 - ▶ Interviews with site personnel
 - ▶ Consultation with stakeholders.

3.3 Audit Period

This was the first independent environmental audit of the construction phase of the project carried out by APP, covering the review of environmental documentation and records. On 24 October 2023, Health Infrastructure (HI) made a request to the planning secretary to adjust the timeframe regarding the frequency of independent audits. The Planning Secretary responded on 23 November 2023, granting HI's request and instructing them to submit the first Independent Audit Report (IAR) by 23 February 2024. Subsequently, on 13 February 2024, HI submitted a request to the Planning Secretary seeking approval for their chosen independent auditors. This request was confirmed by the Department of Planning, Housing and Infrastructure (DPHI) on 21 February 2024. On 22 February 2024, HI requested an additional extension of the timeframe to submit the first IAR. On 20 March 2024, DPHI directed HI to submit the first IAR report by the close of business on 5 May 2024. Refer to [Appendix H](#) for a copy of the approval of extension from the Department of Planning, Housing and Infrastructure.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as activities sighted on the date of the audit, 5 March 2024, and additional records received up until 27 March 2024.

4. Audit Methodology

4.1 Approval of Auditors

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

4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-16928008 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from Health Infrastructure, Turner & Townsend, and CPB Contractors (CPB) as per the Audit Attendance Sheet ([Appendix B](#)) on 5 March 2024 at 9:30am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the project and status of construction
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the SSD-16928008 Consent Conditions and the *Independent Audit Post Approval Requirements (IAPAR 2020)*.

4.3.2 Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation (CEMP and its Sub-Plans) to verify compliance with the SSD-16928008 conditions,
- ▶ Conduct of a site walk led by CPB to review implementation of mitigation measures and environmental controls,
- ▶ Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance,
- ▶ Discussion of any identified findings and actions noted during the site inspection,
- ▶ Review of additional documentation received on 27 March 2024, and
- ▶ An additional review and close out of actions and findings occurred on the 11 April 2024.

4.3.3 Closing Meeting

The initial closing meeting was held on 5 March 2024 at 3:00pm with representatives of Health Infrastructure, Turner & Townsend, CPB and APP. General feedback and the audit findings were discussed during the closing meeting. A supplementary closing meeting occurred online on 11 April 2024 following an additional review of findings and close out of actions. Health Infrastructure, Turner & Townsend, CPB and APP were in attendance.

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

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Robert Vranjesevic	CPB	Project Manager
Adam Mardini	T&T	Senior Project Manager
Niranjan Tamrakar	T&T	Project Manager
Graeme Pearson	HI	Project Coordinator
John Kilzi	HI	Project Director
Kathryn Saunders	HI	Senior Advisor, Town Planning (Post Approval and Compliance)

Table 1- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 5 March 2024 at 9:45am led by CPB with representatives of Turner & Townsend and APP. Five issues were identified during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix G](#).

4.6 Consultation

Consultation with the Department of Planning, Housing and Infrastructure (DPHI) was sent in advance of the audit to request feedback on the project as per the *Independent Audit Post Approval Requirements* (IAPAR 2020) Section 3.2. DPHI requested a particular focus on the adequacy of the management plans, implementation of plans, progress of the development as per staging report, and identification of key construction risks and issues. DPHI also requested to consult with Penrith City Council in relation to any concerns/comments regarding construction related noise, vibration, parking and traffic management for the project. Furthermore, DPHI also requested to identify roles of audit team and include the statement of independence as part of the report.

4.6.1 APP Response

In response to DPHI's feedback, APP has addressed these comments as follows:

- ▶ Adequacy of the management plans and implementation of plans – Please refer to [Section 6.5](#) “Suitability of Plans and the Environmental Management System”.
- ▶ Progress of development as per Staging Report – Please refer to [Section 2.2](#) “Project Details”.
- ▶ Identification of key construction risks and issues – Please refer to [Section 6.4](#) “Audit Site Inspection”.
- ▶ Consultation with Penrith City Council – Penrith City Council responded with no comments, please refer to [Appendix F](#) “Consultation with DPHI”.
- ▶ Roles of Audit Team – Please refer to the [Section 2.3](#) “Audit Team”.
- ▶ Statement of Independence – Please refer to [Appendix D](#) “Independent Audit Declarations”.

Penrith City Council confirmed no comments in relation to construction related to noise, vibration, parking or traffic management for the project, as relevant to the scope of the audit. Refer to [Appendix F](#) for a copy of the consultation.

4.7 Audit Compliance Status Descriptors

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

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

Table 2- Audit Criteria

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

5. Document Review

- Construction Environmental Management Plan Rev 4, 26 February 2024
- Construction Management Plan Rev 2, 5 February 2024
- Construction Traffic and Pedestrian Management Sub-Plan Issue 2, 7 June 2023
- Construction Noise and Vibration Management Sub-Plan Rev 1, 8 June 2023
- Construction Waste Management Sub-Plan Rev A, 7 June 2023
- Asbestos Management Plan Rev 0, 9 September 2022
- Construction Soil and Water Management Plan, 20 February 2023
- Remediation Action Plan Final, 14 December 2021
- Emergency Response Plan Rev 3, 29 January 2023
- Heavy vehicle chain of responsibility management plan, 26 February 2024
- Pre-Demolition Hazardous Building Materials Survey, 31 October 2022
- Arboricultural Development Assessment Report, 25 September 2021
- Biodiversity Development Assessment Report, 11 November 2021
- Environmental Impact Assessment Stage 2 Redevelopment, December 2021
- Statement of Heritage Impact Rev V2, 13 August 2021
- DPHI Letter Re: Nepean Hospital Redevelopment Stage 2 (SSD-16928008) Construction Environmental Management Plan, Condition B15 Request for Additional Information, 30 June 2023
- Staging Report Re: Nepean Hospital Redevelopment Stage 2 – SSD 16928008, 17 May 2023
- DPHI Staging Report approval letter, 29 May 2023
- State Significant Development Assessment Report SSD-16928008, December 2022
- BCA Crown Certificate No. CRO-22090, 27 September 2022
- BCA Crown Certificate No. CRO-23045, 19 June 2023
- BCA Crown Certificate No. CRO – 23093, 13 November 2023
- BCA Crown Certificate No. CRO-23094, 13 November 2023
- DPHI audit extension approval letter, 20 March 2024
- Structural Design Statement by SCP Consulting, 11 October 2023
- Noise and Vibration Monitoring Report, 11 January 2024
- Noise and Vibration Monitoring Report, 2 February 2024
- Noise and Vibration Monitoring Report, 14 February 2024
- Dust Monitoring Report, 27 February 2024
- Dust Monitoring Report, 4 March 2024
- Airborne Asbestos Fibre Monitoring Report, 11 March 2024
- Airborne Asbestos Fibre Monitoring Report, 12 March 2024
- Airborne Asbestos Fibre Monitoring Report, 13 March 2024
- Airborne Asbestos Fibre Monitoring Report, 14 March 2024
- Airborne Asbestos Fibre Monitoring Report, 15 March 2024
- Project Induction Presentation
- Complaints Register, 15 March 2024
- Work Pack for Civil Works, 6 November 2023
- HI Letter Re: SSD-16928008 - Nepean Hospital Redevelopment Stage 2 Non-Compliance Notification - Condition B2, 15 February 2024
- HI Letter Re: SSD-16928008 - Nepean Hospital Redevelopment Stage 2 Notification of commencement – Stage 2, 15 February 2024
- Dilapidation Report, 17 August 2022



- Microbiology Structural Demolition Sequence, 19 November 2023
- Demolition Work Plan, 14 June 2023
- Unrestricted Demolition License AD200398
- CPB Heavy Vehicles Driver Code of Conduct
- Stage 2 Tree Master Plan, July 2023
- Post Tree Clearance Report, 23 February 2023
- Plant and Equipment Register
- CPB Workplace Environmental Inspection, 27 February 2024
- Lead Clearance Certificate, 11 January 2024
- DPHI Letter RE: Nepean Hospital Redevelopment Stage 2 - Independent auditor agreement, 21 February 2024
- Levy Receipt L0000132482, 21 November 2023
- Friable Asbestos Removal License AD212177
- L32 Asbestos Clearance Report, 30 January 2024
- HI Letter Re: SSD-16928008 Nepean Hospital Redevelopment Stage 2 CEMP Package - Response to Request for Information (RFI), 30 October 2023
- Ptc Aconex mail Re: CTMP – Consultation Evidence & Barber Ave works, 24 October 2023
- Ptc Submission Letter Re: CTMP Nepean Hospital Stage 2 – SSD-16928008, 31 May 2023
- Ptc Letter Re: Nepean Hospital Redevelopment Stage 2 – Soil and Water Management Plan, 19 March 2024
- Insitu Excavated Natural Material Assessment, 24 January 2024
- Emergency Response Risk Assessment, 24 January 2024
- Letter from the Department of Planning, Housing and Infrastructure, ref: SSD-16928008-PA-3, 3 November 2023
- WSP Façade Design Statement, ref: PS137827-FAC-LTR-001 RevA_Nepean Hospital S2 Redevelopment - Facade for CC, 31 July 2023
- Notification of commencement – Stage 3, letter from HI to DPHI, 29 February 2024
- Dilapidation Report – Property, Stage 2, Nepean Hospital, Barber Avenue & Driveway leading to Loading Docks 1 and 2, Kingswood by Craigmar Consulting Services Pty Ltd, 17 August 2022
- Dilapidation Report – Property, Stage 2, Nepean Hospital-Tresillian Centre and Sommerset Cottage Driveways, also actioned by Craigmar Consulting Services Pty Ltd, 17 August 2022
- Letter from CPB to BM+G dated 14 June 2023
- Minor Works and Services Contract between CPB Contractors Pty Ltd and Senversa Pty Ltd (Site Auditor), Contract No. N01074-S2MW-5900 as prepared by CPB, 25 May 2023
- Aconex CPB Con-GCOR-010127 to BM+G-GCOR-000322, 7 November 2023
- Aconex JBS&G-GCOR-000415, 29 February 2024
- Portal Receipt SSD-16928008-PA-13, 15 February 2024
- Portal Receipt SSD-16928008-PA-14, 15 February 2024
- Portal Receipt SSD-16928008-PA-16, 29 February 2024
- Notification of the initial commencement of construction (Stage 1 as per Staging Report and CC1) as 7 August 2023 from HI to DPHI, 3 August 2023.
- Non-Compliance Notification - Condition B12 and B26, letter from HI to DPHI, 31 August 2023
- Statement Confirming s.6.33 Payment into the Biodiversity Conservation Fund, Biodiversity Conservation Trust, 7 November 2023
- Aconex ref no. BM+G-GCOR-000322, 7 November 2023
- PTC Design Statement, 28 September 2023
- Aussie Skip Monthly Waste Reports (February & March 2024)



- DPPI investigation (INV-64215979) additional information email, 1 November 2023
- HI letter, response to RFI, 8 November 2023
- HI letter, non-compliance notification, 9 November 2023
- DPPI warning letter to CPB (NSW Planning ref: ENF-67243207), 6 February 2024

6. Audit Findings

6.1 Assessment of Compliance

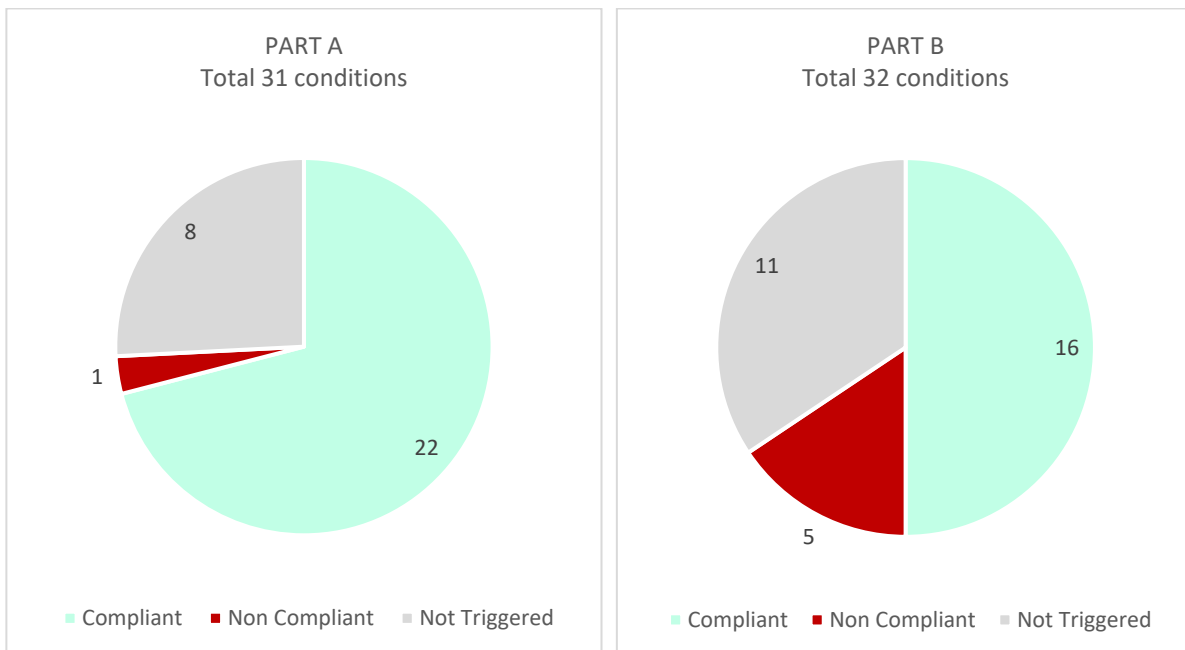
This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by CPB for the Nepean Hospital Redevelopment – Stage 2, against Development Consent SSD-16928008 (125 conditions).

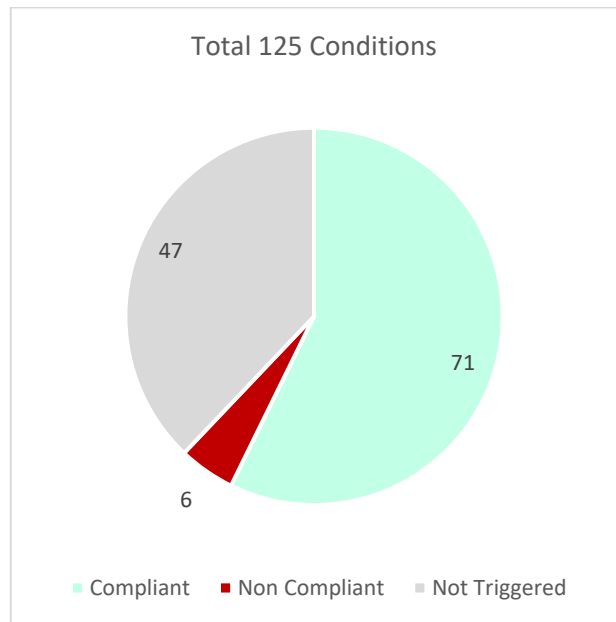
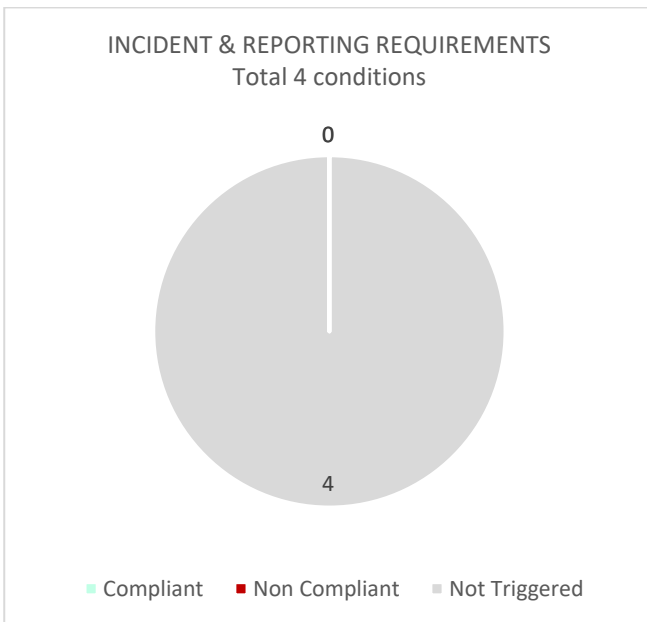
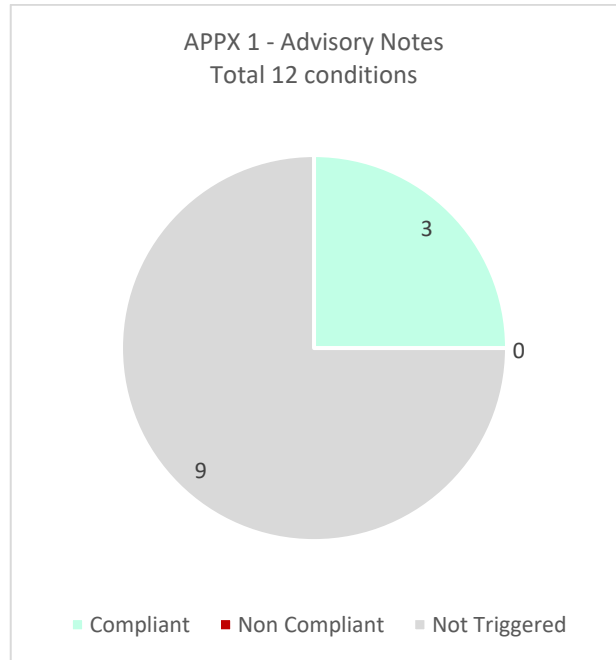
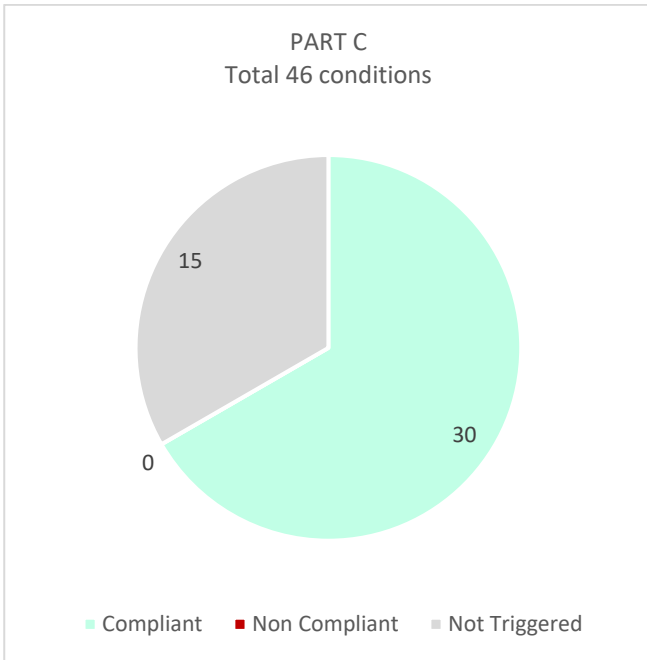
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	71
Non-Compliant	6
Not Triggered	47
Total	125

Table 3- Summary of Findings

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





6.2 Notices, Incidents, Complaints & Non-Compliances

6.2.1 Notices and Incidents

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

6.2.2 Complaints

A Complaints Register is in place where complaint details are recorded, including resolution reached. No complaints have been received on the project to date. The complaints register is available on the project website.

6.2.3 Non-Compliances

Four self-reported non-compliances were notified during the audit period as follows:

1. Notification of commencement of Stage 2 (as per Staging Report) was not undertaken in accordance with the Condition B2 of the consent. Stage 2 commenced on 1 February 2024 however DPHI was not notified until 15 February 2024.
2. A non-compliance was raised for the failure to provide evidence of the retirement of credits, or equivalent payment to the Biodiversity Conservation Fund, prior to commencement of construction as required under Condition B26 of the consent.
3. Following the non-compliance notified under Condition B26, an investigation was actioned by DPHI (investigation reference INV-64215979 as per email 1 November 2023). Notification of a non-compliance against Condition B24 was issued by HI on the 9 November 2023. DPHI concluded the investigation and subsequently issued a warning letter to CPB dated 6 February 2024.
4. A non-compliance was raised for the failure to provide the demolition work plans and statement of compliance to the Planning Secretary prior to commencement of construction in accordance with the Condition B12 of the consent.

The non-compliance notification process was followed as evidenced – refer to the Audit Checklist included as Appendix E, and Section 6.8 for full details of the non-compliances as identified during the scope of this audit.

6.3 Previous Audit Findings

This was the first independent environmental audit for the main works, therefore there are no previous findings to note.

6.4 Audit Site Inspection

A site inspection was conducted of the construction areas led by CPB with representatives of Turner & Townsend, and APP to review the effectiveness of environmental mitigation measures implemented.

Observations of the site walk included:

- ▶ Site signage with project information displayed.
- ▶ Hoarding installed around the perimeter of the site, with no graffiti observed.
- ▶ Construction activities contained within the worksite.
- ▶ Traffic signage and traffic controllers onsite.
- ▶ Rumble grid in place with high pressure water gurney available.
- ▶ Erosion and sediment controls installed throughout the site.
- ▶ Secured storage for hazardous materials.
- ▶ Fully stocked spill kit available.
- ▶ Waste bins available throughout the site.
- ▶ Water cannon in use for dust suppression.
- ▶ Tree Protection Zone in place.
- ▶ Plant and equipment maintained as per service records reviewed.

Five issues were raised during the site inspection as follows:

1. Sandbags at Barber Avenue access to the site were in poor condition.
2. Geofabric at Barber Avenue access pit drain were in disrepair and required replacing.
3. Unleaded fuel container was not in bunded area or stored adequately.
4. MERLO brand Telehandler used a tonal reversing alarm (refer to OFI-01).
5. Improvements to be made for the erosion and sedimentation controls for the temporary sediment ponds (refer to OFI-02).

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

6.5 Suitability of Plans and the Environmental Management System

The CEMP and Sub-Plans were developed by CPB and subject matter experts. The Plans were approved by DPHI and the Certifying Authority in compliance with the requirements of the Development Consent SSD-16928008. The Plans generally address the impacts and mitigation measures noted in the Environmental Impact Assessment developed for the project. Compliance of the Plans against consent conditions SSD-16928008 has been verified as follows:

Construction Environmental Management Plan (CEMP) – Refer to Appendix E, Condition B15

The CEMP Plan Revision 4 was reviewed by CPB in February 2024. It includes the project scope, environmental management obligations (including reference to the consent conditions), hours of construction work, objectives and targets, continual improvement, potentially significant environmental aspects, and impacts, change management, communication and consultation, training and competency, subcontractor relationships, incident management, emergency planning, and response. These aspects were verified during the site inspection and review of SSD-16928008 conditions.

Construction Traffic and Pedestrian Management Sub-Plan (CTPSMP) – Refer to Appendix E, Condition B16

Issue 2 of June 2023 of the CTPMSP prepared by PTC Consultants includes an analysis of the impacts of traffic generated during the construction of the proposed development. This analysis encompasses factors such as construction vehicle routes, types and volume of vehicles, construction program, onsite car parking, emergency and construction worker vehicles, cumulative impacts associated with other construction activities, road safety, and the safety of pedestrians and cyclists during construction. Additionally, the plan outlines measures for pedestrian and traffic management, which includes the implementation of a driver code of conduct. The controls outlined in CTPMSP were verified during the site inspection and a review of SSD-1928008 conditions Part C – During Construction.

Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Refer to Appendix E, Condition B17

The Plan developed by Acoustic Logic was last reviewed in June 2023. It addresses the consent conditions, regulatory compliance, hours of work, community consultation; contains analysis of noise and vibration in relation to the project, risk assessment and a comprehensive description of controls to be implemented onsite. The implementation of controls was verified during the review of SSD-1928008 conditions Part C – During Construction.

Construction Waste Management Sub-Plan (CWMSP) – Refer to Appendix E, Condition B18

The Plan was developed by CPB in June 2023, and addresses the scope of works for the project, objectives, project compliance requirements, waste streams, and controls used to manage waste. The implementation of controls was verified through the site inspection and review of SSD-1928008 conditions Part C – During Construction.

Summary

Overall, effective implementation of the Construction Environmental Management Plan and Sub-Plans was verified during the review of records and as demonstrated during the site inspection – refer to [Section 6.8 – Audit Findings](#) and [Appendix E – Audit Checklist](#). Based on the outcome of the audit, the current CEMP, Sub-Plans, and system were deemed suitable for the construction activities occurring at the time of this audit.

6.6 Actual vs Predicated Impacts

6.6.1 Contamination

A detailed site investigation was conducted by JK Environments on November 12, 2021, which concluded that the historical land uses, and potential sources of contamination identified would not hinder the proposed development. The Remediation Action Plan, prepared by JK Environments and dated December 14, 2021, has been implemented to make the site suitable for the proposed development. A Gap Analysis was undertaken with engaged Site Auditor, Senversa on JBS&G's Insitu ENM Assessment which noted that no asbestos containing material was observed in the current investigation. During the audit it appeared that CPB were managing the risks associated with site contamination through their detailed records and engagement of consultants JBS&G and Senversa.

6.6.2 Salinity

A Soil and Water Management Sub-Plan has been developed to minimise the impact of salinity on the environment and development. During the audit it was noted that groundwater management obligations are incorporated into the induction, and a toolbox talk on groundwater management has also been delivered.

6.6.3 Heritage

The Heritage Management Sub-Plan has been developed. As evidenced during the audit, protocols for unexpected finds are documented in the plan and included as part of the project induction. No archaeological relics or artifacts have been found to date.

6.6.4 Hazardous building materials

Demolition work under the early and enabling works has been completed with upcoming demolition still to occur under main works. A Hazardous Substances Sub-Plan and Asbestos Management Plan has been developed. No significant impacts have been noted as predicted in the Environmental Impact Assessment. Asbestos finds were considered appropriately managed as per clearance certificate with airborne fibre monitoring actioned by JBS&G.

6.6.5 Acid Sulfate Soils

The detailed site investigation was conducted by JK Environments on November 12, 2021, which states that the site is not located in an acid sulfate soils risk area according to the risk maps prepared by the Department of Land and Water Conservation.

6.6.6 Biodiversity loss

The Biodiversity Development Assessment Report was actioned by Total Earth Care, dated 11 November 2021. No significant impact has been noted as predicted in the Environmental Impact Assessment. Clearing was undertaken in the presence of the ecologist with pre-clearance and post-clearance reports developed as reviewed during the audit.

6.6.7 Tree removal / protection

Tree clearing has been undertaken as per SSD requirements and all tree clearing has been completed. A post clearance report was prepared by Total Earth Care, dated 23 February 2023 prior to the commencement of construction, and concluded that several trees were removed, including one habitat tree. No fauna was identified in any trees during their removal and no fauna rescues were undertaken. Trees to be retained are fenced in the Tree Protection Zone for the construction period as observed during the audit site inspection.

6.6.8 Aboriginal heritage

No Aboriginal finds or additional heritage items have been found during the works. Procedures were verified to be in place for all unexpected finds and communicated during the project induction.

6.6.9 Stormwater management – sediment and erosion control

Erosion and sediment controls were verified during the site inspection. Geofabric is installed for pit drains adjacent to the construction site, however some observations were raised during the site inspection including the condition of the sediment ponds onsite. Refer to [Section 6.4](#), details within the Audit Checklist – [Appendix E](#), and photos included under [Appendix F](#).

6.6.10 Traffic and parking

PTC Consultants developed a Construction Traffic Management Sub-Plan for CPB's implementation. No parking is available onsite with personnel advised to use public transport as aligned to the Construction Worker Transportation Strategy. Heavy vehicles access and exit the site on Barber Avenue which is manned by traffic controllers and observed during the site inspection. Vehicles are to be wholly contained within the project boundary when onsite. There have been no complaints received to date.

6.6.11 Air quality

An Air Quality Management Sub-Plan has been developed. Effective dust suppression controls were implemented as verified during the site inspection including a water cannon operating during bulk excavation works.

6.6.12 Noise

Acoustic Logic developed a Construction Noise and Vibration Management Sub-Plan. Noise monitors are in place for continuous monitoring for main works. No nearby residents noted with no complaints received to date. The Disruption Notice process is used for consultation with the hospital and local council. At the time of the audit, no out of hours work had occurred during main works.

6.6.13 Vibration

Acoustic Logic developed a Construction Noise and Vibration Management Sub-Plan. There have been no vibratory activities to date. The Disruption Notice process is used for consultation with the hospital and local council.

6.6.14 Aviation

The project is currently in the bulk excavation stage. A report by Avipro has been prepared but will fall under a later stage when tower cranes are erected. Refer to condition B13 of the consent.

6.6.15 Waste generation

Waste bins were noted to be available at various locations around the site with the contractor Aussie Skips managing the site waste. Waste generated is currently minimal with demolition under main works still to occur. It was confirmed that the project is not importing any materials.

6.7 Key Strengths

The outcome of the audit verified that Health Infrastructure (the Proponent), Turner & Townsend (Project Manager), and CPB Contractors (the Contractor), demonstrated adequate controls to address environmental impacts. The following key strengths were noted:

- ▶ The Construction Environmental Management Plan (CEMP) and Sub-Plans have been regularly reviewed.
- ▶ Construction activities continue to be carried out in accordance with the Staging Report.
- ▶ Robust A-Class Hoarding on site secured at each entry point with signage displayed.
- ▶ Traffic controls were well implemented including the use of traffic controllers.
- ▶ Use of water cannon for dust suppression during excavation works.
- ▶ Rumble grid noted to be in good condition.
- ▶ No mud tracking observed on Barber Avenue.
- ▶ Thorough records maintained in accordance with the dewatering permit process.
- ▶ No complaints received to date.

6.8 Audit Findings and Recommendations

Implementation of CPB's Construction Management Plan and Sub-Plans were verified to be generally in compliance with Development Consent SSD-16928008. Refer to the attached [Appendix E](#) for full details of the completed audit checklist.

Six (6) non-compliances were raised within the scope of this audit with three (3) opportunities for improvement as summarised overpage. It is noted that four (4) of the non-compliances were self-reported during the audit period and have been separated for clear identification.

Identified Findings (Self-Reported)

During the audit period, four non-compliances were identified and self-reported to the Department of Planning, Housing and Infrastructure. These were recorded as follows:

Finding No.	Finding Type	Condition of Consent	Self-Reported Non-Compliance	Audit Recommendations
NHRS2-01 NC-01	Non-Compliance	B2: Notice of Commencement If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification of Stage 2 did not occur 48 hrs prior to its commencement. It is acknowledged this was self-reported as a non-compliance by HI to DPPI.	It is recommended to implement a process to track and monitor compliance obligations and their timeframes, to ensure future notifications are not missed.
NHRS2-01 NC-02	Non-Compliance	B12: Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Based on the evidence presented, and as per the requirements of Condition B12, the demolition work plans and written statement of compliance were not submitted to DPPI prior to the commencement of construction. It is acknowledged that this was identified and self-reported as a non-compliance.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.
NHRS2-01 NC-03	Non-Compliance	B24: Biodiversity Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of the Biodiversity Development Assessment Report, prepared by Total Earth Care and dated November 2022 must be retired.	Based on the evidence presented, the Biodiversity payment was not submitted to DPPI prior to the commencement of construction. It is acknowledged that this was identified and self-reported as a non-compliance.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.
NHRS2-01 NC-04	Non-Compliance	B26: Biodiversity Evidence of the retirement of credits in satisfaction of condition B24 or payment to the Biodiversity Conservation Fund in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.	Based on the evidence presented, and as per the requirements of Condition B26, the Biodiversity payment was not submitted to DPPI prior to the commencement of construction. It is acknowledged that this was identified and self-reported as a non-compliance.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.

As the above non-compliances occurred during the scope of the audit, these have been categorised as non-compliant during the audit against the relevant conditions. Refer to the Audit Checklist included as [Appendix E](#) for further details.

Identified Findings (During Audit)

A summary of the findings identified during the audit, including opportunities for improvement, are as follows:

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations
NHRS2-01 NC-05	Non-Compliance	A2: Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent;	Non-compliances were identified during the audit period under Conditions B2, B12, B20, B24 and B26, triggering a non-compliance against Condition A2(a).	Addressing the non-compliances at Conditions B2, B12, B20, B24 and B26 automatically addresses the non-compliance against Condition A2(a).
NHRS2-01 NC-06	Non-Compliance	B20: Construction Parking Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Based upon the evidence presented during the audit, submission to the Certifier could not be verified.	It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.
NHRS2-01 OFI-01	Opportunity for Improvement	C15: Construction Noise Limits The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Merlo telehandler on site noted to have beeper reversing alarm during audit inspection.	It recommended to investigate plant and equipment options with non-tonal reversing alarms where practicable.
NHRS2-01 OFI-02	Opportunity for Improvement	C22: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	During the site inspection the condition of the installed Sediment Ponds appeared to have little erosion controls in place to prevent scouring. Life saving devices were also not observed, however a photo demonstrating safety controls was provided following the audit. It was also noted that sandbags and geofabric required replacing around pit drains and a container of unleaded fuel was stored outside the nominated storage / bunded area.	It is recommended that appropriate controls are installed and continue to be maintained to ensure effective erosion and sedimentation management on site.

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations
<p>NHRS2-01 OFI-03</p>	<p>Opportunity for Improvement</p>	<p>C26: Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s)</p>	<p>The Construction Soil and Water Management Plan presented did not include a document control page to demonstrate that the plan was prepared by a suitably qualified and experienced person.</p>	<p>It is recommended that an update to the plan be actioned to include the document control page for traceability purposes.</p>

Table 4- Findings

Appendix A- Audit Agenda

Nepean Hospital Redevelopment – Stage 2

Project	Independent Environmental Audit	
Proponent	Health Infrastructure	
Project Manager	Turner & Townsend	
Contractor	CPB Contractors	
Location	35-65 Derby Street, Kingswood	
Date and Time	Thursday, 5 March 2024	9:30 AM – 3:30 PM
Auditing Team	Barbara Pater (Lead Auditor), Sanan Qasim (Auditor's Assist)	
Site contact	Adam Mardini	
Audit criteria	In accordance with Development Consent Conditions SSD-16928008 and the <i>Independent Audit Post Approval Requirements (IAPAR 2020)</i>	
Audit scope	Initial construction audit, from commencement of construction	

Agenda

Item	Time	Required Personnel
Opening Meeting <ul style="list-style-type: none"> Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	9:30 AM – 9:45 AM	CPB/T&T/Hi
Site Walk <ul style="list-style-type: none"> Undertake site induction if required. Sight current construction activities and provide focus for the review of environmental aspects, impacts and controls. 	9:45 AM – 10:30 AM	CPB
Coffee/tea break	10:30 AM – 10:45 AM	-
Review of Consent Conditions SSD-16928008		
<ul style="list-style-type: none"> Part A: Administrative Conditions 	10:45 AM – 11:45 AM	CPB/T&T

Item	Time	Required Personnel
▶ Part B: Prior to Commencement of Construction	11:45 AM – 12:45 PM	CPB/T&T
Lunch Break	12:45 PM – 1:30 PM	-
▶ Part C: During Construction	1:30 PM – 2:30 PM	CPB
▶ Advisory Notes	2:30 PM – 3:00 PM	CPB
Auditor consolidation (auditor only) / Afternoon tea break	3:00 PM – 3:15 PM	-
Closing meeting		
▶ Outcome of audit and presentation of findings. Deliverables as noted below.	3:15 PM – 3:30 PM	CPB/T&T/HI

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission ▶ 15 days following conduct of independent audit	APP
Response to draft report ▶ 7 days following receipt of draft audit report from APP	HI/T&T
Final report submission ▶ Finalised within 7 days following receipt of comments from HI/T&T ▶ Submitted to HI/T&T	APP
Response to findings and submission of final audit report ▶ Final audit report submitted to the DPHI within 60 days	HI/T&T

Audit Deliverables	Responsibility
<p>Non-Compliances (if applicable)</p> <ul style="list-style-type: none"> ▶ HI/T&T is to follow the process to notify DPE within 7 days regarding any non-compliances raised during the audit. Refer to conditions A27 & A28 of SSD-16928008 for details. 	<p>HI/T&T</p>







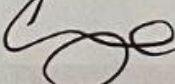






Limitations

- A. The audit will cover the construction requirements and will therefore be limited to auditing the applicable conditions of Schedules 2, Parts A, B, C and Appendices in accordance with Development Consent Conditions SSD-16928008.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Appendix B – Audit Attendance Sheet

Audit Attendance Sheet

Project	NEPEAN HOSPITAL REDEVELOPMENT - STAGE 2	Audit No.	# 1A137 -01
Auditee	H1 / CPB / T&T	Lead Auditor	BARBARA PATER
Location	CPB SITE OFFICE		
Opening Meeting Date	5 MARCH 2024 , 9:30 AM		
Closing Meeting Date	5 MARCH 2024 , 3:00 pm		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
BARBARA PATER	APP	L. AUDITOR		
Sanan Qasim	APP	Assistant Auditor		
Adam Mardini	T&T	SPM		
GRAEME PEARSON	H1	Project Coordinator		
ROBERT KRANJESVIC	CPB	PROJECT MANAGER		
John KILZIC	H1	PD		
NIRAJAN TOMRAKAR	T&T	Pm		

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-16928008-PA-12

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval and Compliance)
HEALTH INFRASTRUCTURE
1 RESERVE ROAD
ST LEONARDS New South Wales 2065

21/02/2024

Sent via the Major Projects Portal only

Subject: Nepean Hospital Redevelopment Stage 2 - Independent auditor agreement

Dear Ms Saunders

Reference is made to your post approval matter, SSD-16928008-PA-12, requesting the Planning Secretary's approval of suitably qualified, experienced, and independent persons to conduct an Independent Audit of the Nepean Hospital Redevelopment Stage 2, submitted as required by Condition C41 of SSD-16928008, as modified (the "**Consent**") to NSW Department of Planning, Housing and Infrastructure ("**NSW Planning**") on 13 February 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided and in this instance is satisfied that Ms Barbara Pater is suitably qualified, experienced, and independent.

In accordance with Condition C41 of the Consent and the *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following independent lead auditor:

- Ms Barbara Pater from APP Group.

It is noted that Ms Pater's Exemplar Global certification as a lead Environmental Management Systems Auditor is about to expire on 21 June 2024. Please note that the Planning Secretary's agreement to Ms Pater's nomination is conditional upon Ms Pater maintaining her current Exemplar Global certification.

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

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

Department of Planning, Housing and Infrastructure



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

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

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

Yours sincerely



Rob Sherry
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

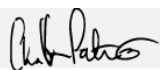
Independent Audit Declaration Form	
Project Name:	Nepean Hospital Redevelopment – Stage 2
Consent Number:	SSD-16928008
Description of Project:	Stage 2 redevelopment of Nepean Hospital, including: <ul style="list-style-type: none"> • demolition of parts of the existing North Block, the Total Asset Management facility and other satellite buildings. • construction of a new seven storey health services building with an additional 78 overnight/in-patient beds. • reconfiguration of the loading dock area and back-of-house functions. • landscaping and other associated public domain and infrastructure works, including off-campus high voltage feeder upgrade. • Barber Avenue upgrade and construction of new access road to the forecourt, port cochere and front-of-house area.
Project Address:	35-65 Derby Street, Kingswood NSW
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	8 March 2024

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

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

Notes:

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

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

Declaration of Independence Form


Independent Audit Declaration Form	
Project Name:	Nepean Hospital Redevelopment – Stage 2
Consent Number:	SSD-16928008
Description of Project:	Stage 2 redevelopment of Nepean Hospital, including: <ul style="list-style-type: none"> • demolition of parts of the existing North Block, the Total Asset Management facility and other satellite buildings. • construction of a new seven storey health services building with an additional 78 overnight/in-patient beds. • reconfiguration of the loading dock area and back-of-house functions. • landscaping and other associated public domain and infrastructure works, including off-campus high voltage feeder upgrade. • Barber Avenue upgrade and construction of new access road to the forecourt, port cochere and front-of-house area.
Project Address:	35-65 Derby Street, Kingswood NSW
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	8 March 2024

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

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

Notes:

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

Name of the Auditor:	Sanan Qasim
Signature:	
Qualification:	Auditor's Assist
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating												
1. PART A: ADMINISTRATIVE CONDITIONS																	
1.1.	A1	<p>Obligation to minimise harm to the environment</p> <p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>Based on the outcome of this audit and no incidents to date, it appeared that reasonable and feasible measures have generally been implemented to prevent and minimise material harm to the environment during the construction of the development. It is noted that observations were made during the audit site inspection, with recommendations have been made with regards to the management of erosion and sediment controls. Refer to details under Condition C22.</p>		Compliant												
1.2.	A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> (c) in compliance with the conditions of this consent; (d) in accordance with all written directions of the Planning Secretary; (e) generally in accordance with the EIS and Response to Submissions; (f) generally in accordance with the section 4.55 modification (SSD16928008- Mod-1) document titled Modification Report, prepared by _planning an dated July 2023; and (g) in accordance with the approved plans in the table below: <table border="1" data-bbox="232 1230 981 1401"> <thead> <tr> <th colspan="4">Architectural Plans prepared by BVN</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A0-103</td> <td>B</td> <td>Demolition Site Plan</td> <td>12/11/2021</td> </tr> </tbody> </table>	Architectural Plans prepared by BVN				Dwg No.	Rev	Name of Plan	Date	A0-103	B	Demolition Site Plan	12/11/2021	<p>Based on the evidence presented during the audit, the following were verified in accordance with Condition A2:</p> <ul style="list-style-type: none"> (a) Non-Compliances were identified during the audit period against the condition of consent. (b) HI requested an additional extension of the timeframe to submit the first independent audit report (IAR). On 20 March 2024, DPHI directed HI to submit the first IAR report by the close of business on 5 May 2024. Refer to Appendix H of this audit report for a copy of this letter. Also refer to Condition A3 below for the response to DPHI’s RFI on the CEMP and Sub-Plans. (c) Aspects and impacts described within the EIS and RtS were generally complied with. Site observations applicable to the management of sediment and erosion controls have been identified under Conditions A1 and C22 	<p>NHRS2-01_NC-05: Self-reported non-compliances were identified against Conditions B2, B12, B20, B24 and B26 during the audit period triggering a non-compliance against Condition A2(a).</p> <p>Addressing the self-reported non-compliances against Conditions B2, B12, B20, B24 and B26, will automatically address the non-compliance against Condition A2(a).</p>	Non-Compliant
Architectural Plans prepared by BVN																	
Dwg No.	Rev	Name of Plan	Date														
A0-103	B	Demolition Site Plan	12/11/2021														

ID No.	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings / Recommendations	Compliance rating
		A0-502	C	North Block LV 01 – BOH demolition	14/04/2022	<p>(d) SSD-16928008- Mod-1 “Additional tree removal”, dated 21 September 2023.</p> <p>(e) BCA Crown Certificate CRO-23045, 19 June 2023 includes Architectural Plans prepared by BVN Architecture: NHR-BVN-DRW-ARC-NBL- 21B-0000001, Rev 1, 29 November 2022.</p> <p>BCA Crown Certificate CRO-23093, 13 November 2023 includes Architectural Plans prepared by BVN Architecture:</p> <ul style="list-style-type: none"> • NHR-BVN-DRW-ARC-TB2-31A-NL00101, Rev D, 28 July 2023 • NHR-BVN-DRW-ARC-TB2-31B-0015001, Rev F, 18 August 2023 • NHR-BVN-DRW-ARC-TB2-31B-0130001, Rev E, 18 August 2023 • NHR-BVN-DRW-ARC-TB2-31B-0010001, Rev F, 18 August 2023 • NHR-BVN-DRW-ARC-TB2-31B-0020001, Rev F, 18 August 2023. <p>49 drawings also listed under BCA Crown Certificate CRO-23094, 13 November 2023.</p> <p>Copies of drawings made publicly available on the project website separated into two – Approved plans 1-30 and Approved Plan 31-53. Stamped by the Department of Planning and Environment (now known as Department of Planning, Housing and Infrastructure), granted 9 December 2022, 53 drawings.</p>		
		A0-104	D	Proposed Site Plan	07/10/2022			
		A0-200	E	General Arrangement Plan – Level 00	07/10/2022			
		A0-201	E	General Arrangement Plan – Level 01	07/10/2022			
		A0-202	E	General Arrangement Plan – Level 02	07/10/2022			
		A0-203	E	General Arrangement Plan – Level 03	07/10/2022			
		A0-204	E	General Arrangement Plan – Level 04	07/10/2022			
		A0-205	E	General Arrangement Plan – Level 05	07/10/2022			
		A0-206	E	General Arrangement Plan – Level 06	07/10/2022			
		A0-207	E	General Arrangement Plan – Level 07	07/10/2022			
		A0-208	E	General Arrangement Plan – Level 08	07/10/2022			
		A0-209	E	General Arrangement Plan – Level 09	07/10/2022			
		A0-503	C	North Block LV 01 – BOH proposed	14/04/2022			
		A0-301	C	Façade Elevation – North Elevation	14/04/2022			
		A0-302	C	Façade Elevation – South Elevation	14/04/2022			
		A0-303	C	Façade Elevation – West Elevation	14/04/2022			
		A0-304	C	Façade Elevation – East Elevation	14/04/2022			
		A0-311	C	Section A	14/04/2022			

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating																												
		<table border="1"> <tr> <td>A0-312</td> <td>C</td> <td>Section B</td> <td>14/04/2022</td> </tr> <tr> <td>A0-313</td> <td>C</td> <td>Section C</td> <td>14/04/2022</td> </tr> <tr> <td>A0-314</td> <td>C</td> <td>Section D</td> <td>14/04/2022</td> </tr> <tr> <td>A0-315</td> <td>C</td> <td>Section E</td> <td>14/04/2022</td> </tr> <tr> <td>A0-316</td> <td>C</td> <td>Section F</td> <td>14/04/2022</td> </tr> <tr> <td>A0-317</td> <td>C</td> <td>Section G</td> <td>14/04/2022</td> </tr> <tr> <td>A0-505</td> <td>B</td> <td>Link Elevation</td> <td>14/04/2022</td> </tr> </table>	A0-312	C	Section B	14/04/2022	A0-313	C	Section C	14/04/2022	A0-314	C	Section D	14/04/2022	A0-315	C	Section E	14/04/2022	A0-316	C	Section F	14/04/2022	A0-317	C	Section G	14/04/2022	A0-505	B	Link Elevation	14/04/2022			
A0-312	C	Section B	14/04/2022																														
A0-313	C	Section C	14/04/2022																														
A0-314	C	Section D	14/04/2022																														
A0-315	C	Section E	14/04/2022																														
A0-316	C	Section F	14/04/2022																														
A0-317	C	Section G	14/04/2022																														
A0-505	B	Link Elevation	14/04/2022																														
		<table border="1"> <thead> <tr> <th colspan="4" style="background-color: #008000; color: white;">Landscape Plans prepared by Arcadia</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>PLN-0000401</td> <td>C</td> <td>Softworks Plan</td> <td>19/10/2022</td> </tr> <tr> <td>PLN-0000402</td> <td>C</td> <td>Softworks Plan</td> <td>19/10/2022</td> </tr> <tr> <td>PLN-0000403</td> <td>B</td> <td>Softworks Plan</td> <td>17/05/2022</td> </tr> <tr> <td>PLN-0000404</td> <td>B</td> <td>Softworks Plan – L00</td> <td>17/05/2022</td> </tr> <tr> <td>PLN-0000405</td> <td>B</td> <td>Softworks Plan – L01</td> <td>17/05/2022</td> </tr> </tbody> </table>	Landscape Plans prepared by Arcadia				Dwg No.	Rev	Name of Plan	Date	PLN-0000401	C	Softworks Plan	19/10/2022	PLN-0000402	C	Softworks Plan	19/10/2022	PLN-0000403	B	Softworks Plan	17/05/2022	PLN-0000404	B	Softworks Plan – L00	17/05/2022	PLN-0000405	B	Softworks Plan – L01	17/05/2022			
Landscape Plans prepared by Arcadia																																	
Dwg No.	Rev	Name of Plan	Date																														
PLN-0000401	C	Softworks Plan	19/10/2022																														
PLN-0000402	C	Softworks Plan	19/10/2022																														
PLN-0000403	B	Softworks Plan	17/05/2022																														
PLN-0000404	B	Softworks Plan – L00	17/05/2022																														
PLN-0000405	B	Softworks Plan – L01	17/05/2022																														

ID No.	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings / Recommendations	Compliance rating
		PLN-0000406	B	Softworks Plan	17/05/2022			
		PLN-0000407	B	Softworks Plan	17/05/2022			
		PLN-0000408	B	Softworks Plan	17/05/2022			
		PLN-0000409	B	Softworks Plan	17/05/2022			
		PLN-0000410	B	Softworks Plan	17/05/2022			
		PLN-0000400	C	Planting Schedule	19/10/2022			
		12	C	Site-Stage 2 Tree Master Plan	October 2022			
		18	D	Overall Master Plan – Stage 2	July 2023			
		19	C	Master Plan Stage 2	October 2022			
		20	C	Detail Plan – Carpark Link	October 2022			
		21	C	Detail – Plan Drop off and Main Entry	October 2022			
		22	C	Detail – Plan Drop off and Main Entry	October 2022			
		23	C	Detail Plan – Domestic Services & Mortuary	October 2022			
		24	C	Detail Section – Drop Off and Entry	October 2022			
		25	C	Detail Plan – Northern Access & Courtyards	October 2022			

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating																												
		<table border="1"> <tr> <td>26</td> <td>C</td> <td>Detail Section – Northern Access</td> <td>October 2022</td> </tr> <tr> <td>27</td> <td>C</td> <td>Detail Section – Northern Courtyards</td> <td>October 2022</td> </tr> <tr> <td>28</td> <td>C</td> <td>Detail Plan– Southern Courtyard</td> <td>October 2022</td> </tr> <tr> <td>29</td> <td>C</td> <td>Detail Section– Southern Courtyard</td> <td>October 2022</td> </tr> <tr> <td>30</td> <td>C</td> <td>Detail Plan– East Block/ Pathology</td> <td>October 2022</td> </tr> <tr> <td>31</td> <td>C</td> <td>Detail Plan– Upper Terraces Level 6</td> <td>October 2022</td> </tr> <tr> <td>32</td> <td>C</td> <td>Detail Plan– Upper Terraces Level 7</td> <td>October 2022</td> </tr> </table>	26	C	Detail Section – Northern Access	October 2022	27	C	Detail Section – Northern Courtyards	October 2022	28	C	Detail Plan– Southern Courtyard	October 2022	29	C	Detail Section– Southern Courtyard	October 2022	30	C	Detail Plan– East Block/ Pathology	October 2022	31	C	Detail Plan– Upper Terraces Level 6	October 2022	32	C	Detail Plan– Upper Terraces Level 7	October 2022			
26	C	Detail Section – Northern Access	October 2022																														
27	C	Detail Section – Northern Courtyards	October 2022																														
28	C	Detail Plan– Southern Courtyard	October 2022																														
29	C	Detail Section– Southern Courtyard	October 2022																														
30	C	Detail Plan– East Block/ Pathology	October 2022																														
31	C	Detail Plan– Upper Terraces Level 6	October 2022																														
32	C	Detail Plan– Upper Terraces Level 7	October 2022																														
1.3.	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>CEMP revisions 3 and 4 were updated to incorporate DPHI comments – DPHI issued comments on 30 June 2023.</p> <p>Sighted Letter from Planning Secretary “Nepean Hospital Redevelopment Stage 2 (SSD-16928008) Construction Environmental Management Plan, Condition B15 Request for Additional Information” dated 30 June 2023, ref no. SSD-16928008-PA-3. DPHI requested to provide the additional information by 14 July 2023.</p> <p>Following the RFI, a letter was presented from the Department of Planning, Housing and Infrastructure dated 3 November 2023, ref: SSD-16928008-PA-3 which confirmed that the CEMP package:</p> <ul style="list-style-type: none"> • has been reviewed by the Applicant, and no issues have been raised to the Department 		Compliant																												

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> • has been prepared in consultation with Council and TfNSW, where relevant • contains the information required under conditions B15-B18; and • has been submitted to the Department prior to the commencement of construction works. <p>Accordingly, DPHI has filed the Construction Environmental Management Plan, Revision A dated 7 June 2023, prepared by CPB Contractors, for information as per condition B15 of SSD-16928008.</p> <p>Staging Report also approved. Letter from DPHI (formerly DPE) sighted, Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that the staging report is satisfactory.</p>		
1.4.	A4	<p>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).</p> <p>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.</p>	No inconsistencies noted to date.		Not Triggered
1.5.	A5	<p>Limits of Consent</p> <p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	Stage 1 works commenced 7 August 2023 as notified. Stage 2 works commenced 1 February 2024. This consent has not lapsed.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.6.	A6	<p>Prescribed Conditions</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.</p>	<p>As per BCA Crown Certificates issued by certifying authority, Blackett, Macguire + Goldsmith (BM+G) Pty Ltd:</p> <ul style="list-style-type: none"> • Certificate No. CRO-22090, 27 September 2022 in accordance with REF 07/2022 dated 16 February 2022. • Certificate No. CRO-23045, 19 June 2023 for main works. • Certificate No. CRO – 23093, 13 November 2023 for main works. • Certificate No. CRO-23094, 13 November 2023 for main works. 		Compliant
1.7.	A7	<p>Planning Secretary as Moderator</p> <p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.</p>	No disputes to date.		Not Triggered
1.8.	A8	<p>Evidence of Consultation</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and 	<p>Consultation as per conditions:</p> <p>B5 – pre-construction dilapidation report & B6 – pre-construction survey, consultation required with relevant owners and service providers. Hospital considered 'owner'. No nearby residents requiring dilapidation reports. Dilapidation reports actioned on hospital grounds prior to commencement of construction.</p> <p>B16 – Construction Traffic Management Plan, prepared in consultation with Council and TfNSW.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Letter from the Department of Planning, Housing and Infrastructure dated 3 November 2023, ref: SSD-16928008-PA-3 confirmed that: The CEMP package (CEMP and Sub-Plans) has been prepared in consultation with Council and TfNSW.		
1.9.	A9	<p>Staging</p> <p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).</p>	<p>Staging Report “Nepean Hospital Redevelopment Stage 2 – SSD 16928008” Rev 3.0 by WolfPeak Pty Ltd, dated 17 May 2023 presented.</p> <p>Letter from the Department (formerly DPE) sighted, Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that the staging report is satisfactory.</p>		Compliant
1.10	A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p>	<p>Staging report section 2.1 “Scoping and timing of stages” states that project will be delivered six stages. Each stage will commence at different times which are described in Table 2 “Proposed staging of construction and operations”.</p> <p>Staging report Table 2 “Proposed staging of constructions and operations” includes the details of work and other activities carried out in each stage with the commencement and completion dates.</p> <p>Staging report section 3 “Managing Compliance and Potential Impacts” specifies that management of environmental issues and compliance with the</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	conditions of consent relating to operations will be achieved through the implementation of Project management plans, periodic reviews, and Independent Auditing. Staging report section 3.4 “Auditing” states that independent audits will be implemented on the Project in accordance with the Department’s Independent Audit Post Approval Requirements. Staging report section 3.5 “Cumulative Impact” states that the cumulative impacts would be unchanged as a result of the proposed staging.		
1.11	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	The development is currently working under Stage 2 as per staging report. Stage 2 works include: <ul style="list-style-type: none"> • Pre-construction works, design development, certification, and approvals • Bulk Excavation (all areas excluding areas at existing North block loading dock & Total Asset Management Services building (TAMS), including demolition of existing retaining walls and remediation – currently in progress • In-ground onsite stormwater, including temporary and permanent stormwater and rainwater storage tanks – currently in progress • Piling – not yet commenced, predicted to commence end of March 2024 • Level 00 Slab on ground (inclusive of lift overrun & kickers, core bases, footings etc.) North of grid 6, and Level 01 Slab on Ground South of grid 6 – not yet commenced 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> No works above the slab on ground level will be completed as part of the stage 2 works. <p>Staging Report approved as per letter from DPHI (formerly DPE) sighted, Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that the Staging Report is satisfactory.</p>		
1.12	A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	<p>The scope of this audit included the applicable construction stages as aligned to the Staging Report. The audit determined that works and activities are being undertaken generally in accordance with the timing detailed within the Staging Report (currently Stage 2 and 3). On 24 October 2023, Health Infrastructure (HI) made a request to the Planning Secretary to adjust the timeframe regarding the frequency of independent audits. The Planning Secretary responded on 23 November 2023, granting HI's request and instructing them to submit the first Independent Audit Report (IAR) by 23 February 2024. Subsequently, on 13 February 2024, HI submitted a request to the Planning Secretary seeking approval for their chosen independent auditors. This request was confirmed by the Department of Planning, Housing and Infrastructure (DPHI) on 21 February 2024. On 22 February 2024, HI requested an additional extension of the timeframe to submit the first IAR. On 20 March 2024, DPHI directed HI to submit the first IAR report by the close of business on 5 May 2024.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.13	A13	<p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>The Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	<p>Management Plans updated as the works / site change otherwise every 6 months.</p> <ul style="list-style-type: none"> ▶ CEMP Rev 1 – Draft CEMP complying with SSDA Condition B15 and issued for approval. ▶ CEMP Rev 2 – Updated CEMP to incorporate DPHI Comments. ▶ CEMP Rev 3 – Updated CEMP to incorporate DPHI Comments. ▶ CEMP Rev 4 – Updated CEMP following review. <p>No other staging of strategies, plans or programs aside from Staging Report. Program is as aligned to the Staging Report and updated monthly.</p> <p>Staging Report approved as per letter from the DPHI (formerly DPE) sighted, Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that the Staging Report is satisfactory.</p>		Compliant
1.14	A14	<p>Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.</p>	<p>Letter from the Department of Planning, Housing and Infrastructure dated 3 November 2023, ref: SSD-16928008-PA-3 confirmed that the CEMP and Sub-Plans contains the information required under Conditions B15-B18.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			Letter from the Department of Planning, Housing and Infrastructure (formerly DPE) sighted, Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that Staging Report is satisfactory.		
1.15	A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Not applicable. Consultation requirements unchanged and are as per prescribed conditions.		Not Triggered
1.16	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Current versions being implemented as evidenced throughout the checklist.		Compliant
1.17	A17	<p>Structural Adequacy</p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i> 	<p>Structural Design Statement by SCP Consulting Pty Ltd dated 11 October 2023 included as Item 2 under Crown Certificate CRO-23093.</p> <p>Sighted Structural Design Statement by SCP – RE “Nepean Hospital Stage 2 Redevelopment Main Tower Structure Complying Development Certificate Application Certificate of Design – Structural, dated 11 October 2023 states that the structural design is in accordance with normal engineering practice and meet the requirements of the Building Code of Australia, the environment planning and Assessment, and any relevant Council Planning Policy.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.18	A18	<p>External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Façade works will be triggered under Stage 3 and 5 as per Staging Report. However, WSP Façade Design Statement, ref: PS137827-FAC-LTR-001 RevA_Nepean Hospital S2 Redevelopment - Facade for CC presented, 31 July 2023, “Nepean Hospital Stage 2 Redevelopment - Main Works North Block Minor Work & Loading Dock Extension Certificate of Design – Façade”</p>		Compliant
1.19	A19	<p>External Materials</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. 	<p>WSP Façade Design Statement, ref: PS137827-FAC-LTR-001 RevA_Nepean Hospital S2 Redevelopment - Facade for CC, 31 July 2023, “Nepean Hospital Stage 2 Redevelopment - Main Works North Block Minor Work & Loading Dock Extension Certificate of Design – Façade” prepared by Associate Engineer, Facades (MIEAust CPEng, NER), EA ID : 5695534 Façade Design Statement, WSP Australia Pty Ltd dated 12 October 2023 as per BCA Crown Certificate CRO-23094, 13 November 2023, Item 10.</p> <p>However, façade works will commence as part of part of Stage 3 and 5.</p>		Compliant
1.20	A20	<p>Applicability of Guidelines</p> <p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	<p>Compliance with applicable guidelines, standards, codes, acts and policies as evidenced through the review of relevant documentation during this audit.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.21	A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No requests from DPHI to date with regards to monitoring or management obligations in compliance with guidelines, protocols, Standards or policies.		Not Triggered
1.22	A22	<p>Monitoring and Environmental Audits</p> <p>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, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>This is the first independent environmental audit for Stage 2 of the development.</p> <p>Sighted Noise and Vibration monitoring report 1 Rev 0 by Acoustic Logic dated 11 January 2024. The report concludes that the noise and vibration levels were all within the nominated criteria during this period. The receiver on level 2 waiting area near pharmacy shows the exceedance of noise levels but they are unlikely to be related to construction activities.</p> <p>Sighted Noise and Vibration monitoring report 2 Rev 0 by Acoustic Logic dated 2 February 2024. The report concludes that the noise and vibration levels were all within the nominated criteria during this period. The receiver on level 2 waiting area near pharmacy shows the exceedance of noise levels but they are unlikely to be related to construction activities.</p> <p>Sighted Noise and Vibration monitoring report 3 Rev 0 by Acoustic Logic dated 14 February 2024. The report concludes that the noise and vibration levels were all within the nominated criteria during this period. The receiver on level 2 waiting area near pharmacy shows the exceedance of noise</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>levels but they are unlikely to be related to construction activities.</p> <p>Sighted Dust Monitoring Report by JBS&G dated 27 February 2024. which concludes that the concentrations of daily average dust results measured were below the adopted site criteria of 0.05 mg/m3.</p> <p>Sighted Dust Monitoring Report by JBS&G dated 4 March 2024. which concludes that the concentrations of daily average dust results measured were below the adopted site criteria of 0.05 mg/m3.</p> <p>Sighted AMR281: Airborne Asbestos Fibre Monitoring Report prepared by JBS&G, dated 11 March 2024, concludes that all reported results were satisfactory and conform with the minimum action level of <0.01 fibres /mLfor control monitoring.</p> <p>Sighted AMR282: Airborne Asbestos Fibre Monitoring Report prepared by JBS&G, dated 12 March 2024, concludes that all reported results were satisfactory and conform with the minimum action level of <0.01 fibres /mLfor control monitoring.</p> <p>Sighted AMR283: Airborne Asbestos Fibre Monitoring Report prepared by JBS&G, dated 13 March 2024, concludes that all reported results were satisfactory and conform with the minimum action level of <0.01 fibres /mLfor control monitoring.</p>		

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Sighted AMR284: Airborne Asbestos Fibre Monitoring Report prepared by JBS&G, dated 14 March 2024, concludes that all reported results were satisfactory and conform with the minimum action level of <0.01 fibres /mLfor control monitoring.</p> <p>Sighted AMR285: Airborne Asbestos Fibre Monitoring Report prepared by JBS&G, dated 15 March 2024, concludes that all reported results were satisfactory and conform with the minimum action level of <0.01 fibres /mLfor control monitoring.</p>		
1.23	A23	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with 	<p>A website is in place for the Nepean Redevelopment - Stages 1 & 2 and was verified to contain the following for Stage 2 as required by A23 (a):</p> <ul style="list-style-type: none"> (i) Approved plans (1-53, stamped by DPE) (ii) BCA Crown Certificates 1-3, Development Consent, SSDA Assessment Report, Notice of Decision (iii) Staging Report (iv) Construction Environmental Management Plan, Construction Waste Management Plan, Asbestos Management Plan, Landscape (detailed design – currently at 50%) (v) Noise, vibration and dust monitoring results available (vi) Link to Nepean Redevelopment Website. Includes latest news. 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>(vii) Contact Nepean Hospital Redevelopment. Links to contact us form + email, physical address, and postal address.</p> <p>(viii) complaints register available showing no complaints to date.</p> <p>(ix) This is the first independent audit of the development – this is not yet triggered.</p> <p>(x) No other requirements requested.</p> <p>(b) At the time of the audit, documentation / information appeared to be current and up to date.</p>		
1.24	A24	<p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Sighted Project Induction presentation Rev 9. Slide 13 – Environmental Management provides instructions to comply with SSDA condition for the relevant activities. Workers are being inducted through presentation slides.</p> <p>Work packs are being used for all sub-contractors. Work Pack for civil works sighted, approved on 6 November 2023. The work pack includes Project approved hours of work as per the SSDA Condition.</p>		Compliant
1.25	A25	<p>Incident Notification, Reporting and Response</p>	<p>No notifiable incidents have occurred to date.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.			
1.26	A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	No notifiable incidents have occurred to date.		Not Triggered
1.27	A27	<p>Non-Compliance Notification</p> <p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</p>	<p>Four non-compliances were self-reported during the audit period as follows within the 7-day timeframe as follows:</p> <ol style="list-style-type: none"> 1) Delayed notification of commencement of stage 2. Sighted written notification of a non-compliance with Condition B2 from HI to DPPI, dated 15 February 2024. 2) Non-Compliance recorded against Condition B12 – failure to submit Demolition work plans prior to the commencement of construction works. Notification presented from HI to DPPI 31 August 2023. Portal receipt SSD-16928008-PA-7. 3) Non-Compliance regarding delays in biodiversity payment (Conditions B24 and B26). Notification occurred from HI to DPPI 31 August 2023. Portal receipt SSD-16928008-PA-7. DPPI commenced an investigation (INV-64215979) and requested additional information as per email dated 1 November 2023. HI provided a response on the 8 November 2023 to address this RFI. 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>4) HI provided a further letter on the 9 November 2023 notifying a non-compliance against Condition B24. Following the notifications and response, DPHI issued a warning letter to CPB (NSW Planning ref: ENF-67243207) dated 6 February 2024 and recorded a breach, acknowledging that the breach was self-reported and a payment to the BCF was made within three months of construction to remedy the breach.</p>		
1.28	A28	<p>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.</p>	<p>Written notification presented for Non-Compliance Notification - Condition B12 and B26, letter from HI to DPHI dated 31 August 2023. Includes: SSD-16928008 - Nepean Hospital Redevelopment Stage 2 reference, table with 'Way in which non-compliant & actions to rectify' column. Further notification of Condition B24 dated 9 November 2023.</p> <p>Also sighted written notification of a non-compliance with Condition B2 – notification of the commencement of Stage 2, from HI to DPHI, dated 15 February 2024. The non-compliance was discovered during a project meeting held 14 February 2024, that written notification had not been given to Planning Secretary. The letter advises that the late notification of the commencement of Stage 2 was unintentional and an administrative oversight by the project team. To address the non-compliance, written notification provided for the Stage 2 commencement to DPHI, dated 15 February 2024, reference no. SSD-16928008-PA-13.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.29	A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Non-compliances were not notified as an incident. No incidents have occurred to date.		Not Triggered
1.30	A30	<p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under condition A26; (b) the submission of an Independent Audit under condition C40 or C42; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Based on the evidence reviewed during this audit:</p> <ul style="list-style-type: none"> (a) No notifiable incidents have occurred to date. (b) This is the first independent audit of the development (c) Modification with regards to tree removal occurred prior to commencement of main works (d) Refer to CEMP feedback actioned in response to the Department RFI following submission of CEMP prior to commencement of construction. <p>The above have not been triggered.</p>		Not Triggered
1.31	A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>As per BCA Crown Certificates. CEMP and sub-plans have been updated in response to DPHI comments prior to commencement of construction. CEMP revisions 3 and 4 were updated to incorporate DPHI comments – DPHI issued comments on 30 June 2023. Sighted Letter from Planning Department “Nepean Hospital Redevelopment Stage 2 (SSD-16928008) Construction Environmental Management Plan, Condition B15 Request for Additional Information” dated 30 June 2023, ref no. SSD-16928008-PA-3. The Department requested to provide the additional information by 14 July 2023. Following the RFI, a letter was presented from the Department of Planning, Housing and</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Infrastructure dated 3 November 2023, ref: SSD-16928008-PA-3 which confirmed that the CEMP package:</p> <ul style="list-style-type: none"> • has been reviewed by the Applicant, and no issues have been raised to the Department. • has been prepared in consultation with Council and TfNSW, where relevant. • contains the information required under conditions B15-B18; and • has been submitted to the Department prior to the commencement of construction works. <p>Accordingly, the Department has filed the Construction Environmental Management Plan, Revision A dated 7 June 2023, prepared by CPB Contractors, for information as per condition B15 of SSD-16928008.</p> <p>Staging Report as per Rev 3.0 dated 17 May 2023 responding to Department comments. Staging Report approved. Letter from the Department (formerly DPE) sighted, Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that the staging report is satisfactory.</p>		
2.		PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1.	B1	Notice of Commencement	Notification of the initial commencement of construction (Stage 1 as per Staging Report and CC1) as 7 August 2023 as per letter from HI to DPHI dated 3 August 2023.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.			
2.2.	B2	If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>Sighted notification of commencement from HI RE: SSD-16928008 - Nepean Hospital Redevelopment Stage 2 Notification of commencement – Stage 2, dated 15 February 2024; Stage 2 construction works commenced on 1 February 2024.</p> <p>Also presented: Notification of commencement – Stage 3, letter from HI to DPHI, dated 29 February 2024. Commencement of construction for Stage 3 notified as 5 March 2024.</p>	<p>NHRS2-01_NC-01: Notification of Stage 2 did not occur 48 hrs prior to its commencement. It is acknowledged this was self-reported as a non-compliance by HI to DPHI during the audit period.</p> <p>It is recommended to implement a process to track and monitor compliance obligations and their timeframes, to ensure future notifications are not missed.</p>	Non-Compliant
2.3.	B3	<p>Certified Drawings</p> <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.</p>	<p>CC stage 2 (CRO-23093, item 2) and 3 (CRO-23094), dated 13 November 2023 Schedule 1 item no. 9 – Structural design statement prepared by SCP Consulting, dated 11 October 2023, prior to commencement of construction.</p> <p>Commencement of Stage 2 was notified as the 1 February 2024.</p>		Compliant
2.4.	B4	<p>External Walls and Cladding</p>	<p>CC stage 3 CRO-23094, dated 13 November 2023 Schedule 1 item no. 10 – Façade design</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>statement prepared by WSP, dated 12 October 2023.</p> <p>However, commencement of façade construction will not occur until Stage 3 for North Block and Stage 5 Main Façade.</p>		
2.5.	B5	<p>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</p> <p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and; (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. 	<p>Dilapidation Report – Property, presented for Stage 2, Nepean Hospital, Barber Avenue & Driveway leading to Loading Docks 1 and 2, Kingswood actioned by Craigmar Consulting Services Pty Ltd, inspection on 17 August 2022.</p> <p>Dilapidation Report – Property also presented for Stage 2, Nepean Hospital-Tresillian Centre and Somerset Cottage Driveways, also actioned on the 17 August 2022 by Craigmar Consulting Services Pty Ltd.</p> <p>Submission to Certifier as evidenced: letter from CPB to BM+G dated 14 June 2023 stating that as part of the enabling and main works scope, CPB have conducted extensive Dilapidation Survey Reports for the East Block, Stage 1 East Block, Barber Ave, and the Tresillian and Somerset Cottage.</p> <ul style="list-style-type: none"> (a) Consultation with relevant owners – noted that the hospital is considered the ‘owner’. (b) CC stage 1 CRO-22090, dated 27 September 2022 Schedule 1 item no. 10 – Dilapidation 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Report prepared by Craigmar Consulting Services, dated 17 August 2022.</p> <p>(c) Information goes to Council as part of the CC process. Submission to Certifier as evidenced: letter from CPB to BM+G dated 14 June 2023.</p> <p>(d) DPHI has not requested a copy.</p>		
2.6.	B6	<p>Pre-Construction Survey – Adjoining Properties</p> <p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development:</p>	<p>Buildings considered to be impacted are on hospital grounds. Refer to Condition B5 above. Dilapidation reports actioned prior to the commencement of construction.</p>		Compliant
2.7.	B7	<p>Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings</p>	<p>Craigmar Consulting actioned the dilapidation reports as evidenced (refer to Condition B5).</p>		Compliant
2.8.	B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ul style="list-style-type: none"> (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. 	<p>No vibration generating works currently onsite. Expected to occur when roller onsite. This is not yet triggered, however, dilapidation reports have been actioned prior to commencement of construction.</p>		Not Triggered
2.9.	B9	<p>Ecological Sustainability Development</p>	<p>ESD initiatives will be triggered under Stage 5 of the redevelopment.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Ref. ESD SSDA SEARs Report, Revision 02, prepared by LCI and dated 11/11/2021) have been incorporated into the design of the development.</p>			
2.10	B10	<p>The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.</p>	<p>Compliance and attainment of a minimum of 60 points will be triggered towards the end of the project. Timing of this condition is not yet triggered.</p>		Not Triggered
2.11	B11	<p>Outdoor Lighting</p> <p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that outdoor lighting being installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Installation of lighting will occur later in the development and shall likely fall under Stage 5.</p>		Not Triggered
2.12	B12	<p>Demolition</p> <p>Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Sighted Nass Services – Microbiology Structural Demolition Sequence, Rev 2 dated 19 November 2023. Sighted ENW-NASS-HARD DEMOLITION – Demolition Work Plan – Revision 01, dated 14 June 2023. Sighted Unrestricted Demolition License for Nass Excavations, License No. AD200398 for period 16 October 1996 to 26 October 2024.</p>	<p>NHRS2-01_NC-02: Based on the evidence presented, and as per the requirements of Condition B12, the demolition work plans, and written statement of compliance were not submitted to DPHI prior to the commencement of construction. It is</p>	Non-Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Department email dated 1 November 2023 – Communication regarding Non-Compliance Conditions B12 and B26 SSD-16928008-PA-7 – issued to HI and advised a breach had been recorded against Condition B12. The email confirms that the work plans and statement were provided under SSD-16928008-PA-6. Refer to non-compliance Condition A27 & A28 for details on the non-compliance notification.</p>	<p>acknowledged that this was identified and self-reported as a non-compliance during the audit period. It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.</p>	
2.13	B13	<p>Existing Helipad / Helicopter Operations During Construction</p> <p>Prior to the commencement of construction, helipad / helicopter operations at the hospital are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifier.</p>	<p>Avipro report has been prepared but will fall under a later stage when tower cranes are erected. This is not yet triggered.</p>		Not Triggered
2.14	B14	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Notes:</i></p>	<p>A Construction Environmental Management Plan has been developed. It is currently at Rev 4 dated 26 February 2024. Section 2.2 “EMP Scope” addressed the condition B14. EMP Scope Section 2.2 includes Table 2.2 DPIE Guideline for the Preparation of Environmental Management Plans Content Checklist.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Project Environmental Obligations Register contained under Appendix C		
2.15	B15	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(e) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) temporary site office arrangement; (iv) management of dust and odour to protect the amenity of the neighbourhood; (v) stormwater control and discharge; (vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; and (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(g) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(h) Construction Noise and Vibration Management Sub-Plan (see condition B17); and</p>	<p>Sighted CEMP Rev. 4, dated 26 February 2024 with project no. NHR-CPB-MPLTB2PLN-000PP11 includes the following details:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) CEMP section 2.6 “Hours of work”- construction hours are as follows. <ul style="list-style-type: none"> a) between 7am and 8am, Saturdays; and b) between 1pm and 5pm, Saturdays. <p>There is no work to be carried out on Sundays or public holidays.</p> <ul style="list-style-type: none"> (ii) CEMP section 2.5 “Key Environmental Stakeholders” includes the 24 hour contact details of Site Manager “Roger Bell”. (iii) Construction Management Plan Rev 2, dated 5 February 2024, section 3.7.1 “Site Establishment” – Project Office and Site accommodation – Workers Compound outlines the temporary site office arrangement. (iv) CEMP part C “Environmental Aspects and Impacts” section 4 “Air Quality Sub plan” outlines the controls for the management of air quality on site. (v) CEMP appendix K “Erosion and Sedimentation Control Plan” section 3.3 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>(i) Construction Waste Management Sub-Plan (see condition B18).</p>	<p>(vi) “Surface water Management” outlines the measures to manage stormwater. CEMP appendix K “Erosion and Sedimentation Control Plan” section 3.2.1 “. Site Entry and Access Requirements” outlines the measures to prevent sediment or other materials do not tracked on to the roadways.</p> <p>(vii) CEMP Section 5 “Elements and Expectations” Element 3 “Legal and Other Requirements” section 3.3 “planning for compliance” – Lighting will be installed to meet the minimum standard and control obtrusive effects.</p> <p>(b) CEMP part C “Environmental Aspects and Impacts” section 2 “Heritage subplan” outlines the unexpected finds procedure in section 2.6.</p> <p>(c) CEMP appendix E “Construction Traffic and Pedestrian Management Sub-plan”.</p> <p>(d) CEMP appendix F “Noise & Vibration Management Sub-plan”</p> <p>(e) CEMP appendix G “Construction Waste Management Sub-plan”.</p>		
2.16	B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: 	<p>Sighted Construction Traffic and Pedestrian Management Plan Issue 2, dated 7 June 2023, includes the following;</p> <ul style="list-style-type: none"> (a) CTMP prepared by Jake Jansen, TCT1027562 (PWZ) (b) Sighted correspondence from PTC to CPB, dated 24 October 2023, Reference No. CPB CON-GCOR-009467 confirming the discussion with Penrith Council was undertaken on 18 October 2023. It was 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in (ii) consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (iii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iv) heavy vehicle routes, access and parking arrangements; (v) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (vi) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<p>agreed to issue initial SSDA design (identifying parking no.), the revised design and updated current proposed design for them to review.</p> <p>Sighted CTMP Rev 1 submission letter to TfNSW from PTC, dated 31 May 2023. As per letter presented from DPHI dated 3 November 2023, ref: SSD-16928008-PA-3 it was confirmed that the CEMP package: has been prepared in consultation with Council and TfNSW, where relevant.</p> <p>(c) Details:</p> <ul style="list-style-type: none"> (i) CTMP section 3.10 “Construction vehicle Routes” outlines the measures to ensure road safety and network efficiency during construction. (ii) CTMP section 3.3 “Traffic Management Strategy” outlines the considerations taken in regards for potential impacts on general traffic, cyclists and pedestrians and bus services. (iii) CTMP section 3.16 “Pedestrian Access” outlines the measures for the safety of vehicle and pedestrians. (iv) CTMP section 3.11 “Construction Vehicle Site Access” outlines the details of heavy vehicle routes, access and parking arrangement. (v) CTMP section 3.11 “Construction Vehicle Site Access” - The proposed site access points have been investigated by a swept path assessment to confirm adequate 		

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>sizing for the anticipated largest vehicles.</p> <p>(vi) details of heavy vehicle routes, access and parking arrangement.</p> <p>(vii) CTMP section 3.11 “Construction Vehicle Site Access” - All site access and egress is to be undertaken via a forward-in and forward-out policy.</p>		
2.17	B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA’s <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, including existing patient care buildings within the hospital campus; (d) include strategies that have been developed with stakeholders for managing high noise generating works; (e) describe the consultation undertaken to develop the strategies in condition B17(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14. 	<p>Sighted Main Works Construction Noise and Vibration Management Sub-Plan Rev 1, dated 8 June 2023 includes the following;</p> <ul style="list-style-type: none"> (a) CNVMP prepared by Acoustic Logic. (b) CNVMP section 6 “Construction Noise Assessment” outlines the procedures for achieving the required noise management levels. (c) CNVMP section 8 “Recommendations” outlines the measures to manage high noise generating works. (d) CNVMP Section 9.3 “Consultation Already Conducted” Disruption Notice process. (e) As per Disruption Notice process. (f) CNVMP section 9.2 “Dealing with Complaints” outlines the complaints management system. (g) CNVMP section 8 “Recommendations” outlines the monitoring of noise and vibration during various phases of the project and the associated reporting program. For noise impacts outside of the hospital precinct, a solid barrier (hoarding) is recommended. Within hospital precinct, placing concrete pumping stations away from occupied buildings. General recommendations for 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			noise/vibration monitoring during demolition, earthworks and main works at Stage 1 Tower, Tresillian building, and North Block (mortuary).		
2.18	B18	<p>The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<p>Sighted Construction Waste Management Sub-Plan Rev A, dated 7 June 2023 with a document no. NHR-CPB-MPL-PMP-TB2-PLN-000PP15 includes following;</p> <ul style="list-style-type: none"> (a) CWSMP appendix A “Estimate of waste quantities for reuse, recycling and disposal locations” outlines the estimated quantities of waste types generated during early works phase. (b) CWSMP section 2.3.3 “Waste Management Licenses” table 4: Licensed Waste Facilities provides the list of the recycling and disposal locations. (c) As required and addressed under the Remedial action plan. 		Compliant
2.19	B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	<p>CTMP Section 3.22 “Driver Code of Conduct” addressed the following;</p> <ul style="list-style-type: none"> (a) All heavy vehicle drivers are required to follow the ingress and egress routes in a forward-in and forward-out manner to minimise the impacts of construction activity on the local and regional road network. (b) CPB Heavy Vehicles Driver Code of Conduct. (c) Construction traffic activity is to be limited to the permitted work hours to minimise road traffic noise. (d) Heavy vehicle chain of responsibility management plan section 6.5 Communication 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>“In conjunction with any Permitted or Gazetted routes, the layout of access routes and other aspects of the Traffic Management Plan (TMP) and/or Vehicle Movement Plan (VMP) preferred routes to and from site should be included in the Heavy Vehicle Transport Management Plan. These routes must be communicated to drivers well in advance of delivery and/or departure”. The plan also includes vehicle movements plan at the end.</p>		
2.20	B20	<p>Construction Parking</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.</p>	<p>CPB Construction Worker Transport Strategy Tower Building 2 Integrated Nepean Hospital Redevelopment, Issue 3 dated 25 July 2023. The strategy encourages the use of public transport or carpooling to reduce the number of vehicles on site with detailed travel arrangements – train lines, bus connections, cycle ways and paid parking facilities when required. There is also on-site storage available for tools and equipment. Sighted letter from DPHI dated 27 July 2023 ref: SSD-16928008-PA-2 in response to the Construction Worker Transportation Strategy, Condition B20, acknowledging receipt and no issues raised by the Department. However, submission to Certifier prior to the commencement of construction could not be verified.</p>	<p>Non-Compliance NHRS2-01_NC-06: Based upon the evidence presented during the audit, submission to the Certifier could not be verified. It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.</p>	Non-Compliant
2.21	B21	<p>Soil and Water</p> <p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) install erosion and sediment controls on the site to manage wet weather events; and</p>	<p>Erosion and sediment controls are outlined in Appendix 1 of Construction Soil and Water Management Plan, dated 20 February 2023 developed by PTC Consultants.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(b) divert existing clean surface water around operational areas of the site.	Erosion and sediment controls were observed on site e.g., protection of pit drains, sediment ponds installed to capture rain water. Refer to C22 for improvement opportunity details.		
2.22	B22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	<p>CSWMP section 3.1 "General strategies" – all erosion and sediment controls should be installed in accordance with best-practice guidelines such as NSW Blue Book Volumes 1 and 2D (Landcom, 2004 and DECC, 2008).</p> <p>Implementation of PTC Consultant's Construction Soil and Water Management Plan was reviewed with controls noted as installed.</p>		Compliant
2.23	B23	<p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the <i>Noise and Vibration Impact Assessment</i> prepared by EMM and dated December 2021 must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended project noise trigger levels identified in the <i>Noise and Vibration Impact Assessment</i> prepared by EMM and dated December 2021. 	Mechanical Ventilation and Air Conditioning Design Statement, Austral Air Conditioning Pty Ltd, 12 October 2023 included as Item 11, BCA Crown Certificate CRO-23094, 13 November 2023, confirming compliance with Condition B23.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.24	B24	<p>Biodiversity</p> <p>Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of the Biodiversity Development Assessment Report, prepared by Total Earth Care and dated November 2022 must be retired.</p>	<p>All clearing is complete. 3 x trees retained. Sighted Post Clearance Report by Total Earth Care, Job No. J14349, dated 23 February 2023. The report concludes that the several trees were removed, including one habitat tree. No fauna was identified in any trees during their removal and no fauna rescues were undertaken.</p> <p>During the scope of the audit period, Health Infrastructure (HI) self-reported a non-compliance against Condition B26. DPHI commenced an investigation (INV-64215979) and requested additional information as per email dated 1 November 2023. HI provided a response on the 8 November 2023 to address this RFI. HI provided a further letter on the 9 November 2023 notifying a non-compliance against Condition B24. Following the notifications and response, DPHI issued a warning letter to CPB (NSW Planning ref: ENF-67243207) dated 6 February 2024 and recorded a breach, acknowledging that the breach was self-reported and a payment to the BCF was made within three months of construction to remedy the breach.</p>	<p>NHRS2-01_NC-03: Based on the evidence presented, the Biodiversity payment was not submitted to DPHI prior to the commencement of construction. It is acknowledged that this was identified and self-reported as a non-compliance. It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.</p>	Non-Compliant
2.25	B25	<p>The requirement to retire like-for-like ecosystem credits and species credits in condition B24 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.</p>	<p>Statement Confirming s.6.33 Payment into the Biodiversity Conservation Fund, Biodiversity Conservation Trust dated 7 November 2023 for 849 – Cumberland shale plains woodland.</p> <p>Delays in payment occurred – refer to Conditions A27 and A28.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			Sighted CPB Aconex correspondence of payment receipt submission to certifier Blackett Maguire and Goldsmith, dated 7 November 2023, ref no. BM+G-GCOR-000322.		
2.26	B26	Evidence of the retirement of credits in satisfaction of condition B24 or payment to the Biodiversity Conservation Fund in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.	<p>Statement Confirming s.6.33 Payment into the Biodiversity Conservation Fund included as Item 7, BCA Crown Certificate CRO-23093 for Stage 2, 13 November 2023. Commencement of construction of Stage 2 (as per staging report) notified as 1 February 2024.</p> <p>Submission of the Biodiversity payment prior to the commencement of construction was delayed and self-reported as a non-compliance during the audit period. Refer to Condition B24 for further details.</p>	<p>NHRS2-01_NC-04: Based on the evidence presented, and as per the requirements of Condition B26, the Biodiversity payment was not submitted to DPHI prior to the commencement of construction. It is acknowledged that this was identified and self-reported as a non-compliance. It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.</p>	Non-Compliant
2.27	B27	<p>Operational Access and Service Vehicle Arrangements</p> <p>Prior to the commencement of construction of the new vehicle access, evidence of compliance of the design of the access arrangements with the following requirements must be submitted to the Certifier:</p>	Timing of the new vehicle access is not yet triggered.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(a) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.			
2.28	B28	<p>Public Domain Works</p> <p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	Public Domain Works are not yet triggered.		Not Triggered
2.29	B29	<p>Site Contamination</p> <p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	Minor Works and Services Contract between CPB Contractors Pty Ltd and Senversa Pty Ltd (Site Auditor) as prepared by CPB dated 25 May 2023 included in BCA Crown Certificate CRO-23093 for Stage 2, 13 November 2023, Item 5. Contract No. N01074-S2MW-5900.		Compliant
2.30	B30	<p>Barber Avenue On-Street Parking</p> <p>Prior to the commencement of the relevant road works on Barber Avenue:</p> <p>(a) on-street parking arrangements are to be redesigned and submitted to the Planning Secretary for approval demonstrating that the eastern most parallel on-street parking space on the southern side of Barber Avenue at its termination is wholly located within the road reservation; or</p> <p>(b) evidence is to be provided to the satisfaction of the Planning Secretary that a boundary adjustment or other</p>	Roadworks at Barber Ave have not yet commenced. This will fall under a later part of Stage 3.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		agreement has been agreed to by Council and the Applicant in relation to the parking space not being wholly located within the road reserve.			
2.31	B31	Prior to the commencement of the relevant road works on Barber Avenue, swept path plans are to be submitted to the Planning Secretary for approval demonstrating that vehicles can safely turnaround to access the three parallel parking spaces at the eastern end of Barber Avenue, unless the spaces are redesigned as 90-degree spaces to satisfy condition B30(a), in which case the swept path plans are not required.	Roadworks at Barber Ave have not yet commenced. This will fall under a later part of Stage 3.		Not Triggered
2.32	B32	Prior to the commencement of the relevant road works on Barber Avenue, the two parallel onstreet parking spaces within Barber Avenue between the new hospital entry and exit driveways are to be redesigned and constructed as four 90-degree spaces.	Roadworks at Barber Ave have not yet commenced. This will fall under a later part of Stage 3.		Not Triggered
3. PART C: DURING CONSTRUCTION					
3.1.	C1	<p>Site Notice</p> <p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 	<p>Site notice requirements are mentioned in CEMP Section 2.7 “Site Noticeboards and Notifications”.</p> <p>Site notice displayed as noted during site inspection:</p> <ul style="list-style-type: none"> (a) appeared suitably sized (b) appeared durable and weatherproof (c) included approved work hours, certifier, structural engineer, emergency contacts (project manager, site manager, architect), email address for information and enquiries. (d) Site notices mounted throughout the site locations. ‘No unauthorised entry’ noted. 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and;</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>			
3.2.	C2	<p>Operation of Plant and Equipment</p> <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Sighted Plant and Equipment Register which contains details of all plant equipment on site i.e. 2022 Isuzu Truck – Vacuum, Model: FYJ300, Plant No.: X046QB, Project Plant Id: 338, Serial No. 6UZ1683463, Contractor: Australian Utilities Management Pty Ltd.</p> <p>Sighted Plant Log for Moits Kubotra Bobcat/Skid Steer Loader SSV75CHF (2016) – Review and accepted Inspection dated 5 February 2024, Review and Accepted Service History dated 5 February 2024 and review and accepted Registration Certificate (valid to 30 April 2024) dated 5 February 2024.</p>		Compliant
3.3.	C3	<p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.</p>	<p>Sighted Nass Services – Microbiology Structural Demolition Sequence, Rev 2 dated 19 November 2023.</p> <p>At the time of the audit, pre-demolition occurred under the early and enabling works phase. Stage 2 Main Works demolition upcoming for the Microbiology and Pharmacy buildings. Demolition work plans are in place as per Condition B12. However Main Works demolition has not yet been triggered.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.4.	C4	<p>Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays. 	<p>Construction hours are mentioned in CEMP section 2.6 “Hours of work” and displayed on site notices.</p> <p>Local Health District Disruption Notice process in place. Currently no out of hours works occurring under Main Works.</p>		Compliant
3.5.	C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 8am, Saturdays; and (b) between 1pm and 5pm, Saturdays. 	<p>No exceedances. Currently no requirement to undertake work during these times.</p>		Not Triggered
3.6.	C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 	<p>Currently no requirements for out of hours work.</p>	<p>Note: for out of hours work upcoming in the future, it is recommended that DPHI approval be obtained to remain compliant with Condition C6, in particular C6(d) and (e).</p>	Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.7.	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As per Disruption Notice process, however no out of hours works have occurred.		Not Triggered
3.8.	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Activities undertaken during the standard hours. Respite period of 2 hours as communicated during induction.		Compliant
3.9.	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Sighted weekly inspection “CPB Workplace Environmental Inspection” ID no. 179210, dated 27 February 2024. 7. WPI - (Brief) Environment and Sustainability Management checklist contained 23 questions. 2 observations were raised. <ul style="list-style-type: none"> • Observation 461,499: A few areas required attention for erosion and sediment controls. Closed. • Observation 461,500: Environmental Plan was updated to reflect the current site condition. 		Compliant
3.10	C10	Construction Traffic All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Heavy Vehicle holding zone nearby at Great Western Highway (across car yards) – vehicles must remain until called in under UHF36 channel. No work zones required.		Compliant
3.11	C11	Hoarding Requirements The following hoarding requirements must be complied with:	No advertising or graffiti noted during inspection.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>			
3.12	C12	<p>No Obstruction of Public Way</p> <p>The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.</p>	<p>No obstruction of public way observed. Refer to site inspection photos.</p> <p>Note: CTMP states no work zones are required. Confirmed that no work zones applicable.</p>		Compliant
3.13	C13	<p>Construction Noise Limits</p> <p>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 Sub-Plan.</p>	<p>From CEMP Appendix D: MIRRA Schedule: Noise Monitoring (North + East Block) fortnightly.</p> <p>No complaints have been received to date. Sighted Noise and Vibration monitoring report 1 Rev 0 by Acoustic Logic dated 11 January 2024. The report concludes that the noise levels were all within the nominated criteria during this period. The receiver on level 2 waiting area near pharmacy shows the exceedance of noise levels but they are unlikely to be related to construction activities.</p> <p>Sighted Noise and Vibration monitoring report 2 Rev 0 by Acoustic Logic dated 2 February 2024. The report concludes that the noise levels were all within the nominated criteria during this period. The receiver on level 2 waiting area near pharmacy shows the exceedance of noise levels</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>but they are unlikely to be related to construction activities.</p> <p>Sighted Noise and Vibration monitoring report 3 Rev 0 by Acoustic Logic dated 14 February 2024. The report concludes that the noise levels were all within the nominated criteria during this period. The receiver on level 2 waiting area near pharmacy shows the exceedance of noise levels but they are unlikely to be related to construction activities.</p>		
3.14	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Communicated through induction and work packs. No instances where construction vehicles have arrived outside standard working hours.		Compliant
3.15	C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Merlo telehandler on site noted to have beeper reversing alarm during audit inspection.	NHRS2-01_OFI-01: It recommended to investigate plant and equipment options with non-tonal reversing alarms where practicable.	Compliant
3.16	C16	<p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration – Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p>	<p>From CEMP Appendix D: MIRRA Schedule: Vibration monitoring to be during excavation, compaction, piling. Acoustic Logic are monitoring for noise and vibration.</p> <p>No damage to structures to date. Sighted Noise and Vibration monitoring report 1 Rev 0 by Acoustic Logic dated 11 January 2024.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>(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).</p>	<p>The report concludes that the vibration levels were all within the nominated criteria during this period.</p> <p>Sighted Noise and Vibration monitoring report 2 Rev 0 by Acoustic Logic dated 2 February 2024. The report concludes that the vibration levels were all within the nominated criteria during this period.</p> <p>Sighted Noise and Vibration monitoring report 3 Rev 0 by Acoustic Logic dated 14 February 2024. The report concludes that the vibration levels were all within the nominated criteria during this period.</p>		
3.17	C17	<p>Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.</p>	<p>No nearby residential buildings. No complaints received.</p>		Compliant
3.18	C18	<p>The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.</p>	<p>Limits as applied as per Conditions C16 and C17. No exceedances to date.</p>		Compliant
3.19	C19	<p>Tree Removal and Fauna Protection</p> <p>For the duration of the construction works:</p> <p>(a) within one week prior to any removal of vegetation a pre-clearance survey is required to be undertaken by a qualified ecologist to identify, number and flag hollow-bearing trees and other habitat features such as nests or hollow logs proposed to be removed. The results of the pre-clearance survey are to be submitted to the Certifier to inform tree clearance protocols;</p> <p>(b) during any tree removal, an experienced and qualified ecologist is to be present to relocate any displaced fauna</p>	<p>From CEMP Part C, Section 3 Flora and Fauna:</p> <p>FF3 – permit to clear, pre-clearing inspection. Pre-clearance report actioned.</p> <p>FF8 – reuse of cleared vegetation where possible. Some mulch reused.</p> <p>FF10 – Tree Protection Zone (TPZ) requirements – TPZ observed to be in place during audit site inspection.</p> <p>(a) Removal of vegetation occurred prior to commencement of construction (notified as 7 August 2023) as per pre-clearance survey by Total Earth Care ecologist Job No. 14349, 17</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>that may be disturbed during this activity. All non-habitat vegetation is to be cleared first to allow appropriate space for the felling of habitat trees and retrieval of any fauna that may be present within habitat trees. Trees with hollows are to be lopped in such a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the “grab” attachment of a machine. Any injured fauna is to be appropriately cared for and released on site when rehabilitated;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Development Assessment Report (prepared by Moore Trees and dated 25 November 2021) and the addendum assessment titled Site: Nepean Hospital Stage 2 Redevelopment Project (prepared by Moore Trees and dated 19 June 2023);</p> <p>(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; and</p> <p>(e) mitigation measures outlined in Table 6-1 of the submitted Biodiversity Assessment Report by Total Earth Care dated November 2022 must be implemented.</p>	<p>February 2023 for areas zoned as Stage 1 and Stage 2 Redevelopment of Nepean Hospital (report actioned same day as inspection).</p> <p>(b) 2 x nests present as per pre-clearance survey as well as several birds. However, it was concluded that the vegetation clearing and trimming works were generally considered to be of moderate potential impact. No fauna or habitats present as per post-clearance report.</p> <p>(c) 3 x retained trees observed on site with tree protection zone (TPZ) in place.</p> <p>(d) No access has been required to protected areas.</p> <p>(e) Table 6-1 describes the following:</p> <ul style="list-style-type: none"> • B1 Additional clearing – revision of BDAR actioned not required. • B2 Flora and Fauna sub-plan – addressed within CEMP under Part C, Section 3. • B3 Erosion and sediment controls as per CEMP Part C, Section 1 (Soil and Water) and CSWMP developed by PTC Consultants. • B4 Trees nominated for removal clearly marked. Evidence shown in photos appended to pre-clearance report. • B5 Retained vegetation observed to be clear of rubbish and debris. • B6 Tree Protection Zones installed as noted during inspection. • B7 Plant and equipment present during audit site inspection noted to be switched 		

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>off when not in use to reduce impact to nearby fauna.</p> <ul style="list-style-type: none"> • B8 Ecologist to inspect prior to and during tree removal. Evidenced as per Total Earth Care reports. • B9 No identified fauna to note as per post-clearance report (refer below). • B10 Stockpiles containing invasive weeds should be covered – not required. • B11 & B12 Landscape drawings developed, however landscaping is not yet triggered. <p>Sighted Post Clearance Report by Total Earth Care, Job No. J14349, dated 23 February 2023. The report concludes that the several trees were removed, including one habitat tree. No fauna was identified in any trees during their removal and no fauna rescues were required to be undertaken.</p>		
3.20	C20	<p>Air Quality</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>From CEMP Part C, Section 4 Air Quality: AQ2 – stabilised access, rumble grid, etc Confirmed during site inspection. AQ5 – dust suppression. Water cannon in operation. AQ9 – task observations. As actioned under weekly inspections. Appropriate controls were noted to be in place for dust suppression e.g., Water cannon was observed during site inspection while excavation activities were being undertaken.</p>		Compliant
3.21	C21	<p>During construction, the Applicant must ensure that:</p>	<p>Noted the following: (a) Controls were in place for dust suppression e.g., water cannon.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<ul style="list-style-type: none"> (b) Truck loads were covered before leaving site. Refer to photo attached in Appendix F of audit report. (c) No mud tracking or dust observed on roads; rumble grid and high-pressure water gurney were in place. (d) Roads were kept clean. (e) Hardstand in place at Barber Ave access. 		
3.22	C22	<p>Soil and Water</p> <p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>From CEMP, Part C, Section 1 Soil and Water:</p> <ul style="list-style-type: none"> • SW2 – ESCPs developed by a CPESC – PTC Consultants prepared the ESCPs. <i>Observations noted for some ERSED controls.</i> • SW9 – all materials stockpiled away from water flow paths – confirmed no storage sighted near water flow. • SW10 – sediment laden water captured onsite preferably reused – rainfall water was captured into sediment pond, treated and disposed as per permit process. It is acknowledged that the sediment ponds are temporary only with a new area to be constructed in the future. <i>Observation noted for sediment ponds.</i> • SW11 – water movement as per Permit process (note: Council approval required for discharge into stormwater) – water movement was not stormwater as per Condition C24. • SW12 – concrete washout facilities – no concrete washout currently required. 	<p>NHRS2-01_OFI-02:</p> <p>During the site inspection the condition of the installed Sediment Ponds appeared to have little erosion controls in place to prevent scouring. Life saving devices were also not observed, however a photo demonstrating safety controls was provided following the audit.</p> <p>It was also noted that sandbags and geofabric required replacing around pit drains and a container of unleaded fuel was stored outside the nominated storage / bunded area.</p> <p>It is understood that an alternative water</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> SW14 – appropriate chemical storage – chemicals noted to be appropriately stored. appropriately during audit site inspection. One unleaded fuel container was sighted on the ground outside bunded area. Refer to photo. SW15 – spill kits in place – spill kit observed to be well stocked and in adequate position. SW18 – weather monitoring – occurs regularly as per inspections evidenced. 	<p>catchment method shall soon be constructed. However, it is recommended that appropriate controls are maintained to ensure effective erosion and sedimentation management on site.</p>	
3.23	C23	<p>Imported Fill</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	<p>No material imports occurring.</p>		<p>Not Triggered</p>
3.24	C24	<p>Disposal of Seepage and Stormwater</p> <p>Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council’s stormwater drainage system or street gutter.</p>	<p>Rainfall water captured into sediment pond, treated, and discharged into the stormwater system as per Permit No. P7-C508 dated 27 February 2024. Levels within criteria – pH 6.8, NTU <19, no oil visible. Date of discharge 28 February 2024 at 12:30pm and signed by both permit issuer and permit holder the same date. Final permit sign off on 5 March 2024. As part of the permit documentation the following was appended:</p> <ul style="list-style-type: none"> Photos of equipment readings 		<p>Not Triggered</p>

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> • Calibration and Service Report for the Turbidity Meter TPS WP-88, Serial No. 7526849 (next due 9 August 2024) • Alliance Daily Activity Log for the 27 February 2024 at Barber Ave, weather as 'fair' and checklist compliant. • Eurofins Quality Control Results all passed for TSS on 28 February 2024. • Certificate of Service and Calibration – Water Quality Meter YSI ProDSS, Serial No. 19E104118 (next dut 8 August 2024). • Moits SWMS dated 13 October 2023. * <p>Upon review of the condition wording, Council approval was not required for discharge of the treated rainfall water as it is not classified as stormwater drainage / runoff. Permit process included as part of the project induction.</p>		
3.25	C25	<p>Emergency Management</p> <p>The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.</p>	<p>Sighted Emergency Response Plan Rev 3, dated 29 January 2023 with document no. NHR-CPB-MPL-QLT-TB2-ALL-000PP25. ERP section 4 "Training" outlines the training given to the workers and Appendix A "Site Plans – Assembly Points /First Aid/Fire Points/Emergency Exit Route" includes the location / map of assembly points and evacuation routes.</p>		Compliant
3.26	C26	<p>Stormwater Management System</p> <p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management</p>	<p>Aconex submission (ref CPB Con-GCOR-009151) to Certifier, 16 October 2023 Stormwater Design Consultant statement for Stage 2 CC requirements.</p>	<p>NHRS2-01_OFI-03: The Construction Soil and Water Management Plan presented did not include a document</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> (b) be designed by a suitably qualified and experienced person(s); (c) be generally in accordance with the conceptual design in Appendix G of the EIS, being <i>Stormwater and Flooding Assessment SSDA SEARS Conditions Report</i> and accompanying stormwater drawings, prepared by Meinhardt Bonacci and dated November 2021, where appropriate; (d) be in accordance with applicable Australian Standards; and (e) 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 	<p>Also sighted Design Statement by PTC dated 28 September 2023. ‘Construction Soil and Water Management Plan’ prepared by PTC Consultants on 20 February 2023, within 3 months of commencement of construction.</p> <ul style="list-style-type: none"> (a) PTC Consultants developed the plan. The individual has been trained in soil and water management. However, there was no document control to demonstrate that the plan was prepared by a suitably qualified and experienced person. (b) Existing Environment for Flooding has been considered under Section 2.1.6 and Construction Soil and Water Management for Flooding is as per Section 3.3.4. Appendix A includes Soil and Water Management Plans. (c) Australian Standards did not appear to be included in the plan itself, however these have been captured within the PTC Design Statement which references AS 3500.3, Australian Rainfall and Runoff (Engineers Australia 2016), Managing Urban Stormwater: Council Handbook (EPA 1997). (d) Design as verified in accordance with the Australian Rainfall and Runoff (Engineers Australia 2016), Managing Urban Stormwater: Council Handbook (EPA 1997) as per PTC Design Statement 28 September 2023. 	<p>control page to demonstrate that the plan was prepared by a suitably qualified and experienced person.</p> <p>It is recommended that an update to the plan be actioned to include the document control page for traceability purposes.</p>	
3.27	C27	<p>Aboriginal Cultural Heritage</p> <p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment</p>	<p>CEMP Part C, Section 2 Heritage: H1 – Land Disturbance Permit required for any ground disturbances – none required to date. H3 – heritage included as part of induction</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		Report prepared by Comber Consultants and dated November 2021.	H4 – other permits considered (e.g., Permit to Enter No-Go Zone) – none required to date. Unexpected finds protocol developed and communicated as part of induction. No unexpected finds to date.		
3.28	C28	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS. (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. 	<p>CEMP part C “Environmental Aspects and Impacts” section 2 “Heritage subplan” outlines the unexpected finds procedure in section 2.6.</p> <p>No unexpected finds to date.</p>		Not Triggered
3.29	C29	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; 	<p>CEMP part C “Environmental Aspects and Impacts” section 2 “Heritage subplan” outlines the unexpected finds procedure in section 2.6.</p> <p>No Historic Heritage / Relics finds to date.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and;</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>			
3.30	C30	<p>Waste Storage and Processing</p> <p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	<p>Waste bins are available on site, all contained within the project boundary until collected by the waste contractor “Aussie Skips” for disposal of waste offsite.</p>		Compliant
3.31	C31	<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>Aussie Skips manage the waste onsite. No demolition waste has been incurred during main works (early works only). Monthly Waste Reports for February and March 2024 presented. Includes waste type summary – brick/concrete/tiles, metal, plastic, recycle timber, gyprock, cardboard/paper.</p>		Compliant
3.32	C32	<p>The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.</p>	<p>No concrete waste or rinse water at the time of the audit. Concrete waste is bagged and removed from site.</p>		Compliant
3.33	C33	<p>The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.</p>	<p>Aussie Skips Monthly Waste Reports for February and March 2024 presented. Includes waste type summary, tonnage, destination e.g., February 2024 included 36% recycled timber to Benedict’s Recycling Pty Ltd.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.34	C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Sighted Clearance certificate for Lead by AIRSAFE, dated 11 January 2024, Job No. 70597.		Compliant
3.35	C35	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Outdoor lighting is not yet triggered and will occur at a later stage of the development.		Not Triggered
3.36	C36	Site Contamination Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by JK Environments and dated 14 December 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	<p>As per Section 9.11 of the RAP:</p> <ul style="list-style-type: none"> • During remediation activities, airborne asbestos fibres monitoring to be undertaken at a minimum 5 x static locations • During contaminated soil remediation works, real time aerosol monitoring to be undertaken at 5 x locations, 2 x times a day for 10 mins (AM + PM). <p>JBS&G 63096 157,058 L32 (Unexpected Find 07 and 08 Asbestos Clearance Report, Nepean Hospital Stage 2) Rev 0, 30 January 2024. Section 6 Clearance Inspection Results confirmed that the removal area is considered safe for occupation under normal site conditions and controls.</p> <p>Data gap investigation undertaken on the site – tracked change version of ENM provided as evidence as issued by JBS&G to CPB and</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			Senversa, JBS&G-GCOR-000415 dated 29 February 2024.		
3.37	C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	The Interim Audit Advice (IAA) is still upcoming with Senversa currently preparing the IAA. This is not yet triggered and will be reviewed during the next audit.		Not Triggered
3.38	C38	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	As above, Senversa are currently preparing the Interim Audit Advice. This was not yet triggered during this audit.		Not Triggered
3.39	C39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	<p>From CEMP Part C, Section 5 Contamination: C4 – materials tracking form/system in use C13 – register for traceability (assuming this applies to both C4 and C13).</p> <p>Gap Analysis undertaken with Senversa on JBS&G 63096-157,034 L30 (Insitu ENM Assessment, Nepean Hospital Stage 2) Rev 0, 24 January 2024. Section 4 noted that: It should be further noted that no asbestos containing material (ACM) was observed in the current investigation. Section 4.3.6 Asbestos stated: Asbestos was reported below the LOR of 0.01% w/w in all samples submitted for analysis. No trace asbestos was identified at any location. No asbestos was identified during asbestos quantification on site.</p>		Compliant
3.40	C40	<p>Independent Environmental Audit</p> <p>Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.</p>	This is the first independent environmental audit, carried out in accordance with the IAPAR 2020. On 24 October 2023, Health Infrastructure (HI) made a request to the planning secretary to adjust the timeframe regarding the frequency of		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>independent audits. The planning secretary responded on 23 November 2023, granting HI's request and instructing them to submit the first Independent Audit Report (IAR) by 23 February 2024. Subsequently, on 13 February 2024, HI submitted a request to the planning secretary seeking approval for their chosen independent auditors. This request was confirmed by the Department of Planning and Health Infrastructure (DPHI) on 21 February 2024. On 22 February 2024, HI requested an additional extension of the timeframe to submit the first IAR. On 20 March 2024, DPHI directed HI to submit the first IAR report by the close of business on 5 May 2024. Sighted Extension approval letter from DPHI dated 20 March 2023 with the NSW Planning reference no. SSD-16928008-PA-15.</p>		
3.41	C41	<p>Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.</p>	<p>Letter from DPHI “Nepean Hospital Redevelopment Stage 2 - Independent auditor agreement” confirmsthe Lead Auditor from The APP Group. Approval letter dated: 21 February 2024</p>		Compliant
3.42	C42	<p>The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week’s notice (or timing) to the Applicant of the date upon which the audit must be commenced.</p>	<p>No changes in audit times have been requested to date from the Department. 2 x extensions have been requested by the Applicant and approved by DPHI – refer to Condition C40 for details.</p>		Not Triggered
3.43	C43	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p>	<p>This is the first independent environmental audit on the project. This is not yet triggered.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary. 			
3.44	C44	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	This is the first independent environmental audit on the project. This is not yet triggered.		Not Triggered
3.45	C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The project is still under construction. Operational audits are not yet triggered.		Not Triggered
4. APPENDIX 1: ADVISORY NOTES					
4.1.	AN1	<p>General</p> <p>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.</p>	No additional licences, permits or separate approvals required.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
4.2.	AN2	<p>Long Service Levy</p> <p>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.</p>	Sighted Levy Receipt, dated 21 November 2023, Receipt No. L0000132482 with approving authority “Penrith City Council”.		Compliant
4.3.	AN3	<p>Legal Notices</p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p>	No legal notices to date.		Not Triggered
4.4.	AN4	<p>Access for People with Disabilities</p> <p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	Design and construction of access will be triggered at a later stage of the development.		Not Triggered
4.5.	AN5	<p>Utilities and Services</p> <p>Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	No utilities and services approvals have been triggered – construction of HV to commence at a later stage of the development.		Not Triggered
4.6.	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Above ground works will be triggered at a later stage of the development.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
4.7.	AN7	<p>Road Design and Traffic Facilities</p> <p>All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.</p>	No permits or approvals required at this stage of works. Will be triggered at a later stage of the development.		Not Triggered
4.8.	AN8	<p>Road Occupancy Licence</p> <p>A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.</p>	No Road Occupancy Licences required to date.		Not Triggered
4.9.	AN9	<p>SafeWork Requirements</p> <p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p>	<p>The site was well enclosed with hoarding and access to site was restricted.</p> <p>Staff working with relevant PPE, as observed during site walk (safety boots, high vis vest, hard hat, glasses).</p>		Compliant
4.10	AN10	<p>Hoarding Requirements</p> <p>The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reservation.</p>	No hoarding application required as they are not required within the Council boundary.		Not Triggered
4.11	AN11	<p>Handling of Asbestos</p> <p>The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular</p>	Sighted Friable Asbestos Removal License for Australasian Technical Services with Licence No. AD212177 for the period of 5/5/2015 to 4/6/2025. Sighted Pre-Demolition Hazardous Building Materials Survey by JBS&G Australia Pty Ltd. Dated 4 July 2023.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	<p>Non-friable ACM and assumed friable ACM has been identified in various forms throughout the surveyed areas of the site.</p> <p>Asbestos finds notified to safe work. Contractor notified HI for the UXF and HI agreed with the process to take out the asbestos. Moits engaged onsite: N Moit & Sons Pty Ltd, Class B (AD211153), with Pure Contracting Pty Ltd (210803) removal contractor.</p> <p>Sighted L32 (Unexpected Find 07 and 08 Asbestos Clearance Report, Nepean Hospital Stage 2) Rev 0 by JBS&G, dated 30 January 2024.</p> <p>SafeWork NSW Notice of intent to remove friable asbestos: Notification number: 943R-00398094-01 Date of notice: 8 January 2024 Notification status: Acknowledged Asbestos removal licence number: 210803 Expiry date: 07 December 2028 Licence holder name: Pure Contracting Pty Ltd Class(es): Class A / ASA/ Class B / ASB Proposed work start date: 14/01/2024 Proposed work finish date: 23/02/2024 Approximate quantity of asbestos: 50 Detail location of asbestos on site: Asbestos Fibres Detected In Soil At 3 Locations On Site Waste disposal site name: Bingo Clearance Certificate Provider: LAA002002</p>		
4.12	AN12	Fire Safety Certificate	Final Safety Certificate will be issued upon completion of works.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		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.			
5.	APPENDIX 2: WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
5.1.	1.	<p>Written Incident Notification Requirements</p> <p>A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	No notifiable incidents have occurred to date.		Not Triggered
5.2.	2.	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. 	No notifiable incidents have occurred to date.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
5.3.	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No notifiable incidents have occurred to date.		Not Triggered
5.4.	4.	The Incident Report must include: <ul style="list-style-type: none"> (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. 	No notifiable incidents have occurred to date.		Not Triggered

Appendix F – Consultation

Consultation with DPHI

From: Sanan Qasim
Sent: Thursday, 22 February 2024 9:02 AM
To: DPE PSVC Compliance Mailbox
Cc: Barbara Pater; Nirajan Tamrakar; Adam Mardini; Kathryn.Saunders
Subject: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the initial Independent Environmental Audit of the Nepean Hospital Redevelopment stage 2, as a requirement of Consent Conditions SSD-16928008.

The audit will be conducted on the 5 March 2024 and will review compliance in accordance with SSD-16928008 Schedule 2: Parts A, B, C, Advisory Notes, and, if applicable, Incident Notification and Reporting.

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

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

Thanks and regards,

Sanan Qasim
Junior Environmental Consultant – HSEQ Systems and Auditing



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



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

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

From: Alfarid Hussain
Sent: Tuesday, 12 March 2024 2:17 PM
To: Sanan Qasim
Cc: Barbara Pater
Subject: RE: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)

EXTERNAL

Dear Mr Qasim,

Further to my email below, it is also requested that roles of anyone who is involved in the audit, as part of the audit team, is clearly identified in the audit report. Please note that only the lead auditor(s) whose nominations the Planning Secretary has agreed upon can sign-off an independent audit report. I highly recommend statements of independence are attached to the audit report for each member in the audit team who were/are involved in the audit.

If you have any further questions, please contact me.

Kind regards,

Alfarid Hussain

Compliance Officer
Development Assessment and Infrastructure
Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

Please consider the environment before printing this email.

From: Alfarid Hussain
Sent: Tuesday, 12 March 2024 11:58 AM
To:
Cc:
Subject: RE: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)

Dear Mr Qassim,

I write to you in relation to your request for comments on the scope of the first independent environmental audit for Hospital Redevelopment Stage 2 approved under SSD-16928008 (**Consent**).

Apart from the requirements in the *Independent Audit Post Approval Requirements* (2020), the Department of Planning, Housing and Infrastructure (**NSW Planning**) requests particular focus on the following –

- Adequacy of the management plans required under the Consent and whether you recommend any improvement opportunities that may require a review and/or a revision of any of the plans.
- Whether implementation of plans are adequate.
- A brief description of the where the project is at with respect to the most recent version of the approved Staging Report of the project.
- Identify key construction risks and issues you have observed during the site inspection component of the audit and provide comments on how they are managed. You may incorporate this request with the section where photos from the site inspection are provided in the audit report.

It is requested that you consult with City of Penrith generally in relation to construction of the project, and enquire if they have any concerns or comments regarding construction related noise, vibration, parking and traffic management for the project.

Kind regards,

Alfarid Hussain

Compliance Officer
Development Assessment and Infrastructure
Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm

Consultation with Penrith City Council

From: Barbara Pater
Sent: Tuesday, March 12, 2024 12:42 PM
To: Penrith City Council - RECORDS
Cc: Sanan Qasim ; Nirajan Tamrakar
Adam Mardini < > ; Kathryn Saunders (Health Infrastructure)
Subject: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)

You don't often get email from barbara.pater@app.com.au. [Learn why this is important](#)

EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) has been approved to conduct the initial Independent Environmental Audit of the Nepean Hospital Redevelopment stage 2, as a requirement of Consent Conditions SSD-16928008.

The audit has been undertaken on the 5 March 2024, and reviewed compliance in accordance with SSD-16928008 Schedule 2: Parts A, B, C, and Advisory Notes.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), Section 3.2, the Department of Planning, Housing and Infrastructure (DPHI) has now requested your feedback regarding construction related noise, vibration, parking and traffic management for the project.

APP is currently actioning the audit report, so should you have any comments, it would be appreciated if you could please provide by this Friday, 15 March 2024.

Regards,

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



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



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

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



Our reference: P-661783-B7C5
Contact: Robert Craig
Telephone: (02) 4732 7593

18 March 2024

Barbara Pater
Email:

Dear Barbara,

Council Response to Scope of Independent Environmental Audit of Stage 2 of Nepean Hospital Redevelopment at 35-65 Derby Street, Kingswood (SSD-16928008)

Thank you for providing Penrith City Council with the opportunity to provide comment in relation to the abovementioned matter.

Council has reviewed the proposed scope of the initial Independent Environmental Audit of Stage 2 of the Nepean Hospital Redevelopment project.

In this regard, Council has no specific comments or concerns in relation to construction related noise, vibration, parking or traffic management for the project, as relevant to the scope of the audit.

Should you wish to discuss this matter further, please do not hesitate to contact me on (02) 4732 7593.

Yours sincerely,



Robert Craig
Principal Planner

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city



Appendix G – Audit Photos

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 1 – Access to the site free of obstacles. Traffic controls in place for heavy vehicle access.



Photo 2 – Secure entrance to the site

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 3 – Hoarding installed along the boundary of the construction site. Waste and recycling bins available.

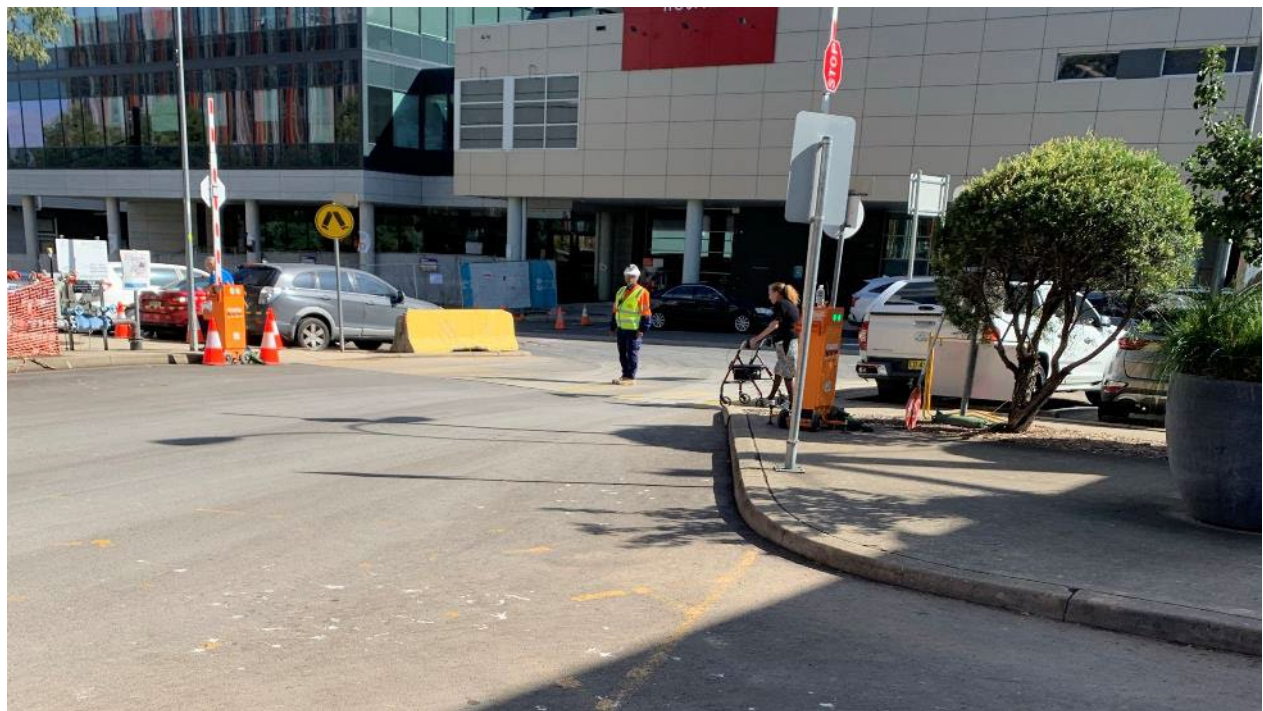


Photo 4 – Traffic Controllers on Site to manage heavy vehicles movement. No mud tracking observed.

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 5 – MOITS Truck load noted to be covered with no mud on tyres.



Photo 6 – Construction of Parking area next to the Loading Dock at North Block.

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 7 – Project Information on display

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 8 – Waste Bins available on Site



Photo 9 – Rumble grid and hard stand area installed at the site entrance

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 10 – High-pressure water gurney available to rinse off mud and dust from tyres



Photo 11 – Bulk Excavation in Progress

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 12 – Nurse Call available on site. Evacuation map displayed.



Photo 13 – Exclusion Zone barriers in place

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 14 – Water Cannon in operation for dust suppression



Photo 15 – Tree Protection Zone in place

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 16 – Spoil from bulk excavation planned for later reuse onsite.

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 17 – Para web fencing installed at Sediment Ponds. Refer to site observations regarding controls.



Photo 18 – Hoarding installed within the hospital grounds for stage 2 construction site to maintain pedestrian walkway.

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 19 – Erosion and sedimentation controls in place along the site boundary with potable water system available.



Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 22 – Water stand, safety station and amenities available on site

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 23 – Spill kit available and fully stocked.

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 24 – Access to the site through Barber Avenue noted as clear and free of obstacles.

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 25 – Hazardous materials storage area

Nepean Hospital Redevelopment – Stage 2 photos – 5 March 2024



Photo 26 – Plant on site

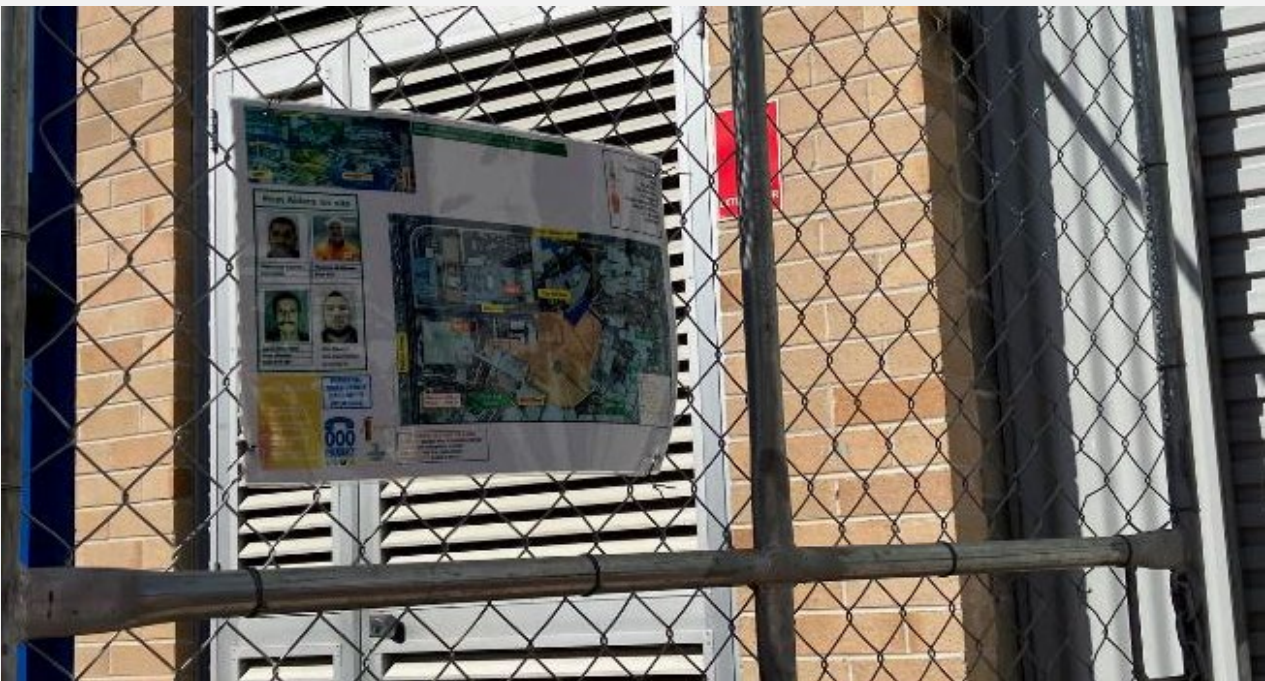


Photo 27 – Emergency Evacuation Information displayed on site

Nepean Hospital Redevelopment – Stage 2: Site observations – 5 March 2024

Site observations – 5 March 2024



Observation 1 – Sand Bags at Barber Avenue were in poor condition



Observation 2 – Geofabric covering pit drain at Barber Avenue access was in disrepair and required replacing

Site observations – 5 March 2024



Observation 3 – Unleaded fuel container was not banded or stored adequately.



Observation 4 – MERLO Telehandler had a tonal reversing alarm instead of quacker.

Site observations – 5 March 2024



Observation 5 – No erosion and sedimentation controls or life saving devices in place for temporary sediment ponds.



Photo provided by CPB showing lifesaving device in place. However, erosion and sediment controls did not appear adequately installed / maintained.

Appendix H – IAR Extension Letter

NSW Planning ref: SSD-16928008-PA-15

Health Administration Corporation
C/- Health Infrastructure
1 RESERVE ROAD
ST LEONARDS New South Wales 2065

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

20/03/2024

Sent via the Major Projects Portal only

Subject: Nepean Hospital Redevelopment Stage 2 - Independent Audit No 1- Extension of timeframe

Dear Ms Saunders

I refer to your letter, dated 15 February 2024 submitted via the Major Projects website via SSD-16928008-PA-15, requesting the Planning Secretary for an extension of time until 5 May 2024 to submit the first Independent Audit Report (“**IAR**”) as required under Condition C43 of SSD 16928008, as modified (“**Consent**”).

Condition A3(a)

Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to 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.

Direction

I, **Rob Sherry**, as delegate of the Planning Secretary, and pursuant to Condition A3(a) of the Consent, **direct** Health Administration Corporation to comply with the following terms:

- A. Submit the first IAR of Nepean Hospital Redevelopment Stage 2 by COB 5 May 2024 by lodging the report on the Major Projects Portal.
- B. Submit subsequent IARs in accordance with the ongoing independent audit intervals as set out in *Table 1, Audit Frequency of the Independent Audit Post Approval Requirements (2020)* (“**IPAR**”).

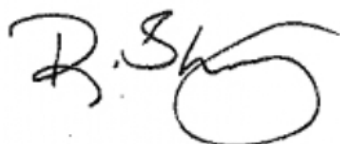
Note: This direction supersedes the previous direction issued in the Planning Secretary's letter, dated 23 November 2023.

Considerations

- On 24 October 2023, Health Infrastructure (HI) acting on behalf of Health Administration Corporation requested the Planning Secretary to vary timeframes relating to independent audit frequency specified in the *Independent Audit Post Approval Requirements (2020)* for Nepean Hospital Redevelopment- Stage 2 approved under the Consent.
- On 23 November 2023, the Planning Secretary agreed to HI's request and directed it to submit the first IAR by 23 February 2024. It was understood that HI was required to re-tender for the appointment of independent auditors for the project owing to an all-of-government enquiry into procurement practices of NSW Government agencies.
- On 13 February 2024, HI submitted a request to the Planning Secretary seeking agreement to its nominated independent auditors. On 21 February 2024, the NSW Department of Planning, Housing and Infrastructure ("NSW Planning") issued correspondence to HI confirming the Planning Secretary's agreement to the appointment of Ms Barbara Pater from APP Corporation as lead auditor.
- On 22 February 2024, HI requested a further extension of timeframe to submit the first IAR given that agreement to Ms Pater's nomination was not secured until 21 February 2024, which had in turn led to further delays in commencing the audit.
- Based on the above, NSW Planning considers that delays in commissioning the first independent audit were unavoidable, and as such, is supportive of HI's request.

Should you wish to discuss the matter further, please contact Alfarid Hussain on 02 9274 6456 or email compliance@planning.nsw.gov.au.

Yours sincerely



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

