

HEALTH INFRASTRUCTURE

Independent Audit – Proponent review and response

SSD-16928008 Nepean Hospital Redevelopment Stage 2

01 October 2024

Declaration

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

Declaration	
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Document Management, Tracking and Revision History

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Introduction

Project Application Number and Project Name

SSD-16928008 Nepean Hospital Redevelopment Stage 2

Site Address

The Nepean Hospital Barber Ave, Kingswood

Project Contact Details

Proponent	Health Infrastructure
Client Representative	John Kilzi – Project Director
Contractor	CPB Contractor Pty Ltd

Independent Auditor

The APP Group

Independent Audit Date

05 March 2024

Proponent response

The Independent Audit Report prepared by The APP Group dated 05 March 2024 has been reviewed and the response to the audit findings are listed in the below table. In relation to non-compliances, the response sets out the action and the completion timing. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Condition of Consent	Requirement (exact wording)	Independent Audit Findings and Recommendations	Proposed action/action taken or response to resolve matter	Unique Identification on Noncompliance - \$#
Condition C15	<p>Construction Noise Limits</p> <p>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.</p>	Merlo telehandler on site noted to have beeper reversing alarm during audit inspection.	<p>It recommended to investigate plant and equipment options with non-tonal reversing alarms where practicable.</p> <p>Construction team to review the plant onboarding to review sub-contractor plant options with non-tonal reversing alarms where practicable. Close out of this finding will be reviewed at the next audit</p>	NHRS2-01 OFI-01
Condition 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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs</p>	The website has been generally maintained as sighted during the audit, however there are some delays in the upload of monitoring records.	<p>It is recommended that collation of documentation be actioned in a timely manner to continually maintain the website in accordance with Condition A23.</p> <p>Project team to liaise regularly with comms team to keep the website up to date in timely manner.</p>	NHRS2-02 OFI-01
Condition 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>	Non-compliances identified during the previous IEA did not include Condition A2(a) as part of this submission; as this is linked to the finding raised against Condition B20, it was interpreted that notification of Condition B20 covered this requirement.	Project team to notify all non-complying conditions when triggered, including Condition A2, when notifying to DPHI.	NHRS2-02 OFI-02
Condition C9	<p>C9: Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	Within the Synergy system, one environment related entry for tree protection fencing was showing as overdue from June 2024. Based on the fencing present on site, this was likely to have been actioned, however close out is still required within the system.	Construction team to liaise with Synergy to ensure actions are continually reviewed and monitored to for timely close out of actions.	NHRS2-02_OFI-03
Condition 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</p>	A noise complaint was received 6 August 2024 from the Hospital as communicated by email from the Asset and Facility Manager. A phone call response was actioned by T&T to address the issue.	Construction team to notify of any heavy noise and vibration works scheduled to project team to be communicated with stakeholders. All complaints to be logged and tracked in monthly complaints register	NHRS2-02_OFI-04

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.

Condition C19	<p>Tree Removal and Fauna Protection</p> <p>For the duration of the construction works: 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>During the site inspection some areas required materials and rubbish to be removed within the tree protection zones (TPZ).</p> <p>There was also one tree protected area to be reviewed as it did not appear on the site environmental plan and was without signage, with the tree roots exposed and in general poor condition.</p> <p>It was also noted that the site generated fill currently stockpiled was bordering onto one TPZ.</p>	<p>Materials and rubbish have been removed from tree protection zones (TPZ).</p> <p>Missing signage for the protected tree area has since been installed to the area onsite.</p> <p>Coir Logs for sediment control are present around the TPZ adjacent to stockpiles.</p>	NHRS2-02_OFI-05
Condition 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>	Dust was observed during some site activities (refer to photo).	Continually implement dust control measures, such as water spraying or dust suppression mats, especially during high-wind conditions. Conduct regular site monitoring to ensure that all reasonable steps are being taken to minimize dust generation. Include dust management practices in daily pre-starts.	NHRS2-02_OFI-06
Condition 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</p>	The Construction Soil and Water Management Plan has not been updated to include a document control page. Close out will be reviewed during next audit.	Construction Soil and Water Management to be updated to include a document control page.	NHRS2-02_OFI-07