

A wide-angle photograph of a large-scale construction site for the Nepean Hospital Redevelopment Stage 2. In the background, a tall, modern building with a white facade and vertical window strips is under construction. The foreground is dominated by a large, dark brown earthen embankment on the left. In the center and right, various pieces of heavy machinery are visible, including yellow excavators (one labeled 'HYUNDAI' and another 'KOMATSU'), a white truck, and a yellow trailer. Scaffolding and rebar structures are visible on the ground level. The sky is clear and blue.

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:	NHRS2-02
Audit Organisation:	Health Infrastructure (Proponent) Turner & Townsend (Project Manager) CPB Contractors (Contractor)
Auditors:	Barbara Pater, APP (Lead Auditor)
Date of Audit:	4 September 2024
Draft Report Submitted (V1):	19 September 2024
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The APP Group

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

This report has been prepared by:

Barbara Pater

Lead Environmental Auditor

Date: 17 September 2024

Reviewed by:

Anita Rylah

HSEQ Systems and Auditing Business Lead
Technical Reviewer & Certified Lead Environmental Auditor

Date: 19 September 2024

Finalised and issued by:

Barbara Pater

Lead Environmental Auditor

Date: 30 September 2024

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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) team on 4 September 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 activities observed during the audit were Stage 2 stormwater works, movement of fill material and borrow pit investigations. Demolition works (North Block and TAMS buildings) were completed prior to the audit with Stage 3 façade on the North Block underway.

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

- ▶ Rumble grids at both entry points well maintained with areas stabilised to reduce mud tracking.
- ▶ Traffic controls continue to be well implemented within hospital grounds and Barber Ave.
- ▶ Erosion and sediment controls improved upon since previous audit.
- ▶ Good standard of housekeeping observed throughout the site.
- ▶ Records presented promptly resulting in an efficient audit flow.

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

Six (6) observations were identified during the site inspection (refer to [Section 6.4](#) for further details with photos included under [Appendix G](#)).

1. Spill kit contained rubbish and was in an inaccessible location. This was rectified immediately.
2. One fenced tree was in poor condition with the area not maintained; however, it did not appear on the site environmental plan and was likely to be removed. Management of tree/area to be clarified (refer to OFI-05)
3. Some Tree Protection Zones (TPZ) noted to have rubbish and materials which should be removed (refer to OFI-05)
4. Large stockpile adjacent to TPZ. Care to be taken over the next few weeks when moving fill material to ensure not to impact the TPZ (refer to OFI-05)
5. Dust observed during some site activities (refer to OFI-06)
6. Plant onsite noted to have tonal reversing alarms (refer to previous OFI-01).

Identified Findings (Self-Reported)

During the audit period, no non-compliances were identified or self-reported to the Department of Planning, Housing and Infrastructure. Previous non-compliances were reviewed and addressed.

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
<p>NHRS2-01 OFI-01 Opportunity for Improvement</p> <p><i>(carried forward from previous audit)</i></p>	<p>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.</p>	<p>From previous Audit No. 1: 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.</p> <p>Status Audit No. 2: Plant noted onsite had beepers during the site inspection. It was noted that these are mainly sub-contractor plant being brought onsite.</p>	<p>There is an opportunity to review sub-contractor plant options with non-tonal reversing alarms during plant onboarding where practicable. Close out of this finding will be reviewed at the next audit.</p>
<p>NHRS2-02_OFI-01 Opportunity for Improvement</p>	<p>A23: Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (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>	<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>NHRS2-02_OFI-02 Opportunity for Improvement</p>	<p>A27: Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.</p>	<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.</p>	<p>It is recommended to include all non-complying conditions when triggered, including Condition A2, when notifying to DPHI.</p>
<p>NHRS2-02_OFI-03</p>	<p>C9: Implementation of Management Plans</p>	<p>Within the Synergy system, one environment related entry for tree protection fencing</p>	<p>It is recommended that Synergy actions are continually reviewed and</p>

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
Opportunity for Improvement	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	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.	monitored to ensure timely close out of actions.
NHRS2-02_OFI-04 Opportunity for Improvement	C13: Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	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.	It is recommended that all responses to complaints are recorded in writing for evidence of close out and traceability purposes.
NHRS2-02_OFI-05 Opportunity for Improvement	C19: Tree Removal and Fauna Protection For the duration of the construction works: (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);	During the site inspection some areas required materials and rubbish to be removed within the tree protection zones (TPZ). 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. It was also noted that the site generated fill currently stockpiled was bordering onto one TPZ.	It is recommended that TPZ are maintained and free of materials and rubbish, and that the fenced tree that did not appear as part of the site environmental plan be clarified (i.e. determine if to be removed). It is also recommended that when progressively reusing the stockpiled material as fill, to ensure this material does not impact the TPZ.
NHRS2-02_OFI-06 Opportunity for Improvement	C20: Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Dust was observed during some site activities (refer to photo).	It is recommended to be mindful of dust and wet down areas during dry conditions.
NHRS2-02_OFI-07 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	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.	This finding was previously raised against condition C26 as part of Audit No. 1. For accuracy it has now been included against Condition C22 and raised as a new finding.

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
	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'.		It is recommended that a document control page be included as part of the Construction Soil and Water Management Plan.

No non-compliances were identified during this audit. Previous non-compliances raised were verified during the audit as now closed out.

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) team 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 2:</p> <ul style="list-style-type: none"> • Pre-Construction works complete • Bulk Excavation complete • Stormwater works underway • Piling has commenced <p>Stage 3:</p> <ul style="list-style-type: none"> • Hard & Soft Demolition of Existing North block Pathology & Pharmacy departments complete • Demolition of loading dock to facilitate new loading dock area construction progressing • Demolition of existing TAMS building complete • North Block façade has commenced • In-ground services progressing <p>Stage 4:</p> <ul style="list-style-type: none"> • Design development, certification, and approvals have been actioned • Some structural works have commenced

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

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 4 September 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 second independent environmental audit of the construction phase of the project carried out by APP, covering the review of environmental documentation and records, within 6-months of the initial audit (5 March 2024).

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 4 September 2024, and additional records received up until 10 September 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 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 4 September 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
- ▶ Any self-reported non-compliances during the audit period, if applicable
- ▶ Occurrence of environmental incidents, 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, and
- ▶ Review of additional documentation received on 10 September 2024.

4.3.3 Closing Meeting

The initial closing meeting was held on 4 September 2024 at 3:15pm with representatives of Health Infrastructure, Turner & Townsend, CPB and APP. General feedback and the audit findings were discussed during the closing meeting.

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

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Phillip Bogias	CPB	Project Engineer
Mustafa Hedayat	CPB	Project Manager
Nirajan Tamrakar	T&T	Project Manager
Victoria Ryan	T&T	Assistant Project Manager
Adam Mardini	T&T	Senior Project Manager

Table 1- Personnel Interviewed

Refer to Attendance Sheet included as [Appendix B](#).

4.5 Site Inspection

A site inspection was carried out on 4 September 2024 at 9:15am led by CPB with representatives of Turner & Townsend and APP. Six (6) observations were raised 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 responded to confirm that NSW Planning does not require any additional items to be included in the scope of the upcoming second independent construction audit of Nepean Hospital Redevelopment Stage 2 other than what is required under SSD 16928008, as modified, and the Independent Audit Post Approval Requirements 2020.

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

- BCA Crown Certificate CRO-24030 dated 31 May 2024 for Stage 4
- PTC letter, 13 May 2024
- Staging Report “Nepean Hospital Redevelopment Stage 2 – SSD 16928008” Rev 3.0 by WolfPeak Pty Ltd, dated 17 May 2023
- Structural Design Statement by SCP Consulting Pty Ltd dated 17 April 2024
- Aconex from Acoustic Logic, ALC-TRANSMIT-000011 dated 19 July 2024 – For Report Doc No. NHR-ALC-REP-ACO-GEN-ACO-000009 Rev 0 dated 19 July 2024
- Project Induction slides Rev 21
- Work pack dated 31 July 2024
- Aconex CBRE HHE-GCOR-010063 “Incident raised by LHD at site entry”, 14 August 2024
- Aconex CPB Con-CGC-002539, 14 August 2024
- Aconex CBRE HHE-GCOR-010029 “Concerns raised by ICU re demolition works”, 9 August 2024
- Hi “Non-Compliance Notification” to DPFI, ref SSD-16928008-PA-18, 3 May 2024
- Aconex CPB Con-GCOR-004666, 8 June 2023
- SSSA Compliance Monitoring and Reporting Program
- HI notification to DPFI, commencement of Stage 4, ref SSD-16928008-PA-23, 13 June 2024
- Statement from EA & Associates dated 14 March 2023 (meant to be 2024) ref CERT REF: 15.2.1334
- Statement from EA & Associates dated 11 April 2023 (meant to be 2024) ref CERT REF: 15.2.1335
- Aconex CPB Con-CGC-001653, B12 - Commencement of Demolition (Microbiology & TAM's) submitted, 16 April 2024
- Aconex CPB Con-GCOR-014696, demolition commencement to Certifier, 16 April 2024
- T&T Aconex CBRE HHE-GCOR-009038, ref CPB Con-CGC-001653, 17 April 2024
- Avipro review – WLS Notification for Nepean Acute Services Building – start date for notification 15 June 2024, end date for notification 30 June 2025
- Aconex CPB Con-GCOR-004666, submission of Avipro review to Certifier, 5 June 2024
- Tower crane notification to DPFI, Post approval SSD-16928008-PA-22 for Condition C6 lodged 3 June 2024
- Construction Environmental Management Plan Document No. NHR-CPB-MPLTB2PLN-000PP11Rev. 4, 26 February 2024
- Construction Traffic and Pedestrian Management Plan Issue 2, 7 June 2023
- Main Works Construction Noise and Vibration Management Sub-Plan Rev 1, 8 June 2023
- Construction Waste Management Sub-Plan, Document no. NHR-CPB-MPL-PMP-TB2-PLN-000PP15 Rev A, 7 June 2023
- Aconex CPB Con-GCOR-004666, Construction Worker Transport Strategy, 8 June 2023
- 240821 Site Environment Plan Rev 2 dated 22 August 2024
- Komatsu Excavator, Plant No. 02-185, Serial No. 90645, verified 1 July 2024
- Mitsubishi Truck – Vacuum FV500, Plant No. RAY743, Serial JLFFV54STOKJ20107. 28 March 2024
- Notice of Works reference TB2_DN-CPB_307 dated 1 & 2 June 2024
- Aconex CPB Con-CGC-001012, Notice of Works, 15 May 2024
- Weekly walk record, 30 May 2024
- Action from weekly walk, 22 August 2024

- Toolbox, 2 September 2024
- Acoustic Logic Report No NHR-ALC-REP-ACO-GEN-ACO-000008 Rev 0 dated 28 June 2024 – Aconex ALC-TRANSMIT-00010, 28 June 2024
- Moore Trees Arborist Report, 26 June 2024
- JBS&G Imported materials register
- Emergency Response Plan Rev 4, 17 June 2024
- Aussie Skips Waste Register up to June 2024
- Bingo Waste Services to Eastern Creek Docket No. 413179, 21 June 2024
- Interim Audit Advice No. 4, 8 August 2024
- Interim Audit Advice No. 3, 6 May 2024
- Aconex AQUAS-GCOR-000006 dated 12 April 2024
- Aconex ref CBRE HHE-GCOR-009115, 29 April 2024
- Aconex AQUAS-GCOR-000009, 2 May 2024
- HI submission to DPHI of IEA No.1, ref SSD-16928008-PA-19, 3 May 2024
- Sydney Water Compliance Certificate Case No. 198666 Applicant's ref No. 6967000, 23 May 2024
- Aconex CPB Con-GCOR-017527, 15 July 2024
- Penrith City Council Permit Approval – No. HRD-P1169 for construction hoarding valid from 6 May to 30 May 2024, Application No. APN-1201
- Cleanaway Docket EPI104442\1, 26 April 2024
- Cleanaway Docket EPI104443\1, 26 April 2024
- Cleanaway Docket EPI104462\1, 26 April 2024
- AMR315 Airborne Asbestos Fibre Monitoring Report, Nepean Hospital Stage 2 (Rev 0) JBS&G (63096 – 159,703), 14 May 2024
- L8 Letter of Advice Asbestos Impact within Borrow Pit Fill Soils, JBS&G 63096 | 160,038, Rev 0, 3 June 2024
- L37 Borrow Pit SP03 Waste Classification, JBS&G 63096 | 160,111, Rev 0, 5 June 2024
- Pathology Stockpile Footprint Asbestos Clearance Report, JBS&G 63096 | 160,690, 2 July 2024
- L26 (JKE19 Asbestos Clearance Report, Nepean Hospital Stage 2) Rev 0, JBS&G 63096 | 156,637, 30 January 2024
- Aconex iAccess-RTRFI-000013, 21 May 2024
- Aconex CPB Con-GCOR-015681, 20 May 2024
- Changing Places design specifications 2020
- SafeWork NSW Notice of intent to remove friable asbestos, Notification No. 943R-00398094-01, 8 January 2024

6. Audit Findings

6.1 Assessment of Compliance

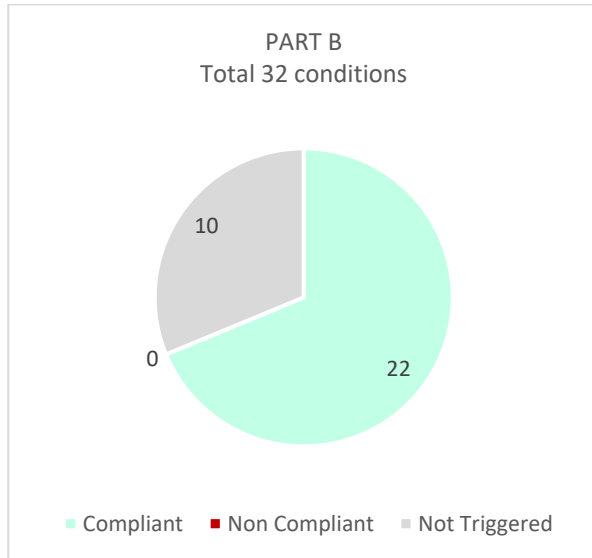
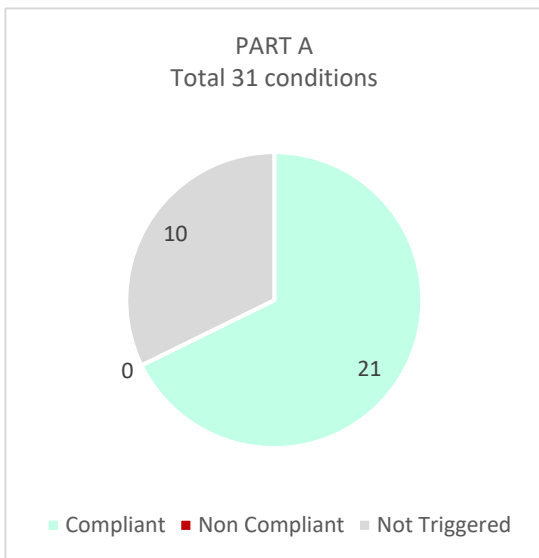
This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by CPB for the Nepean Hospital Redevelopment – Stage 2, against Development Consent SSD-16928008 (125 conditions).

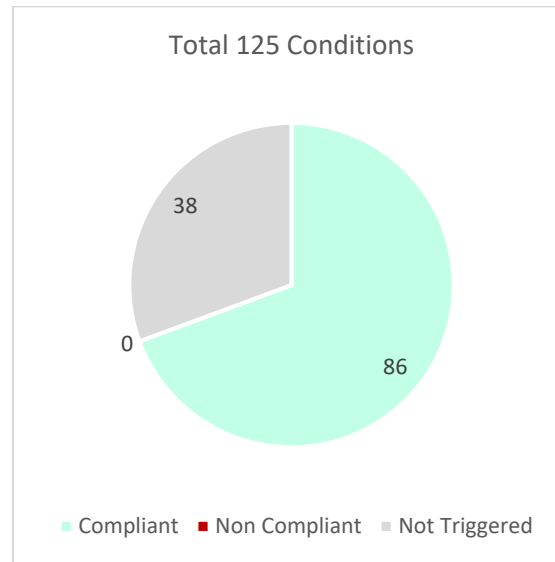
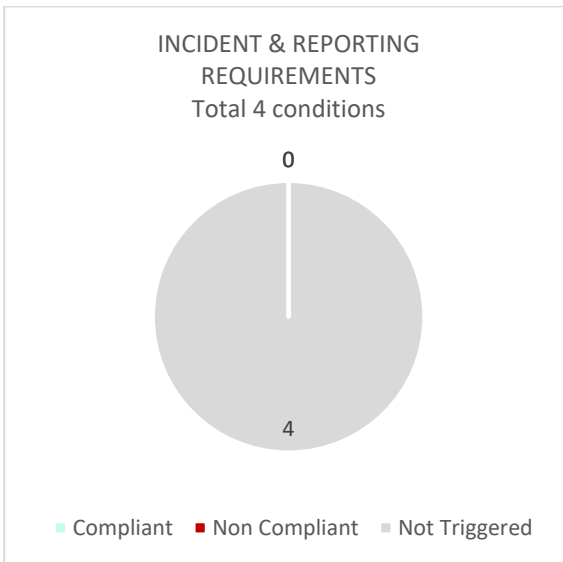
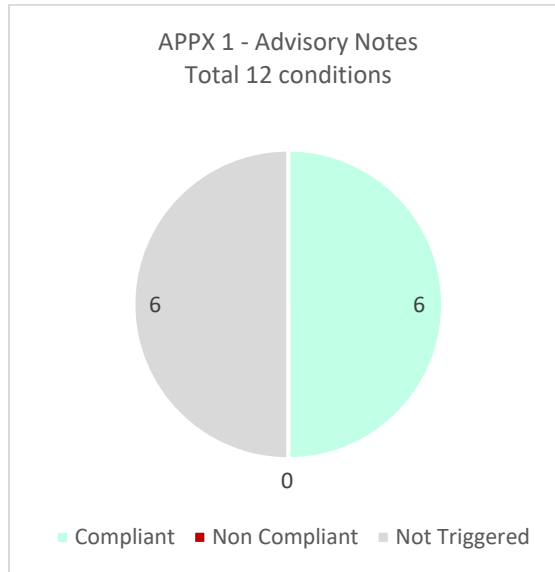
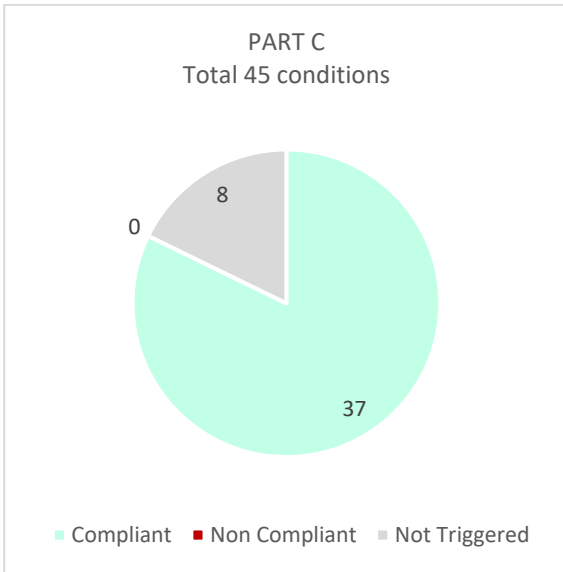
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	86
Non-Compliant	0
Not Triggered	38
Total	124

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.

Two incidents were raised internally as follows:

1. Line marking concerns raised by LHD at crossing installed at CPB site entry; did not appear slip resistant. Request made for CPB to review mitigation measures for wet weather slips and signage. Raised on Aconex 14 August 2024, CBRE HHE-GCOR-010063 "Incident raised by LHD at site entry". CPB provided data sheet confirming paint fit for line marking purposes, same date, ref CPB Con-CGC-002539.
2. "Concerns raised by ICU re demolition works" issued from T&T via Aconex (ref CBRE HHE-GCOR-010029 on 9 August 2024 – ICU Department experienced intense vibration and noise and believed to

be works occurring within the CPB construction zone and not under a DN. T&T also proposed that considering the potential impact of the construction works on the ICU staff, a process for day-to-day communication be set up regarding ongoing works including updates on any activities that may cause noise or vibration, to allow staff to be briefed in advance and manage expectations. CPB responded 15 August 2024 and advised that the demolition works were likely responsible with saw cutting column and associated foundations + concrete waste being loaded into steel bins below the ICU area. CPB confirmed that the demolition in this area is now complete, but did confirm that notification would be provided in future.

6.2.2 Complaints

A Complaints Register is in place where complaint details are recorded, including resolution reached. Three complaints were received during August 2024 as follows:

1. 6 August 2024 – Noise and vibration – report of loud, thumping noises impacting Theatre. Works were already complete by the time the issue was raised with the contractor. A request was made for CPB to provide formal notification within 24hrs in future.
2. 9 August 2024 – Noise and vibration – as per above incident.
3. 14 August 2024 – Slip hazard – as per above incident.

The complaints register is available on the project website.

6.2.3 Non-Compliances

No non-compliances were identified during the audit, and there were no self-reported non-compliances notified during the audit period. Previous non-compliances were reviewed during the audit as per below Section 6.3.

6.3 Previous Audit Findings

Identified Findings (Self-Reported during previous audit period)

During the previous audit period, four non-compliances were identified and self-reported to the Department of Planning, Housing and Infrastructure. As the below non-compliances occurred during the scope of the audit, these were categorised as non-compliant during the previous audit against the relevant conditions as follows:

Audit Rating and Ref	Condition Details	Self-Reported Non-Compliance + Recommendations	Status
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.	Tracker in place – SSDA Compliance Monitoring and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2) Stage 4 submitted to DPHI as per Portal Receipt PA-14 dated 3 June 2024 CLOSED
Non-Compliance NHRS2-01_NC-02	B12: Demolition	Based on the evidence presented, and as per the requirements of Condition	Tracker in place – SSDA Compliance Monitoring

Audit Rating and Ref	Condition Details	Self-Reported Non-Compliance + Recommendations	Status
	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.	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.	and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2) CLOSED
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.	Tracker in place – SSDA Compliance Monitoring and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2) CLOSED
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.	Tracker in place – SSDA Compliance Monitoring and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2) CLOSED

Identified Findings (During previous audit)

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

Audit Rating and Ref	Condition Details	Audit Finding Details + Recommendations	Status
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-	Addressed as per Condition B20 below. Refer to improvement opportunity identified during this audit

Audit Rating and Ref	Condition Details	Audit Finding Details + Recommendations	Status
		<p>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).</p>	<p>against Condition A27 (NHRS2-02_OFI-02) CLOSED</p>
<p>Non-Compliance NHRS2-01_NC_06</p>	<p>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.</p>	<p>Based upon the evidence presented during the audit, submission to the Certifier could not be verified.</p> <p>It is recommended to implement a process to monitor compliance obligations and their timeframes to ensure future submissions are not missed.</p>	<p>Submitted 3 May 2024 internally from HI to team with SSD attachment for B20 – PA-18 + letter submission to DPHI. Within 7-days of final audit report dated 2 May 2024. Evidence presented for submission to the Certifier (Rev 3) via by Aconex CPB Con-GCOR-004666 dated 8 June 2023. CLOSED</p>
<p>Opportunity for Improvement NHRS2-01_OFI-01</p>	<p>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.</p>	<p>Merlo telehandler on site noted to have beeper reversing alarm during audit inspection.</p> <p>It recommended to investigate plant and equipment options with non-tonal reversing alarms where practicable.</p>	<p>Plant noted onsite had beepers during the site inspection. It was noted that these are mainly sub-contractor plant being brought onsite.</p> <p>There is an opportunity 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. Refer to Section 6.8. OPEN</p>
<p>Opportunity for Improvement NHRS2-01_OFI-02</p>	<p>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'.</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 recommended that appropriate controls continue to be maintained to ensure effective erosion and sedimentation management on site.</p>	<p>Based upon the controls observed during the site inspection, the maintenance of erosion and sediment controls has been improved upon with the following observed to be in good condition: protection of pit drains, condition of sandbags, and use of coir logs.</p> <p>Storage of materials was viewed as compliant at the time of the audit, and the sediment ponds have now been filled.</p> <p>The Site Environmental Plan has also been updated to reflect these changes. CLOSED</p>

Audit Rating and Ref	Condition Details	Audit Finding Details + Recommendations	Status
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: <ul style="list-style-type: none"> (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.	The plan has not been updated to include a document control page. Close out will be reviewed during next audit. This finding was previously raised against Condition C26. For accuracy it has now been included against Condition C22 and raised as a new finding (refer to NHRS2-02_OFI-07) CLOSED

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.

Environmental controls were noted to include:

- ▶ Construction vehicles contained within the site boundary
- ▶ Site fencing with shade cloth and hoarding installed
- ▶ No graffiti or advertising observed
- ▶ Public way kept clean and clear
- ▶ Traffic signage and traffic controllers at all access points.
- ▶ Rumble grid in place with areas stabilised. No mud tracking observed.
- ▶ Erosion and sediment controls appeared well maintained.
- ▶ Hazardous materials securely stored and banded.
- ▶ Waste bins available throughout the site.

Six (6) observations were raised during the site inspection as follows:

1. Spill kit contained rubbish and was in an inaccessible location. This was rectified immediately.
2. One fenced tree was in poor condition with the area not maintained; however, it did not appear on the site environmental plan and was likely to be removed. Management of tree/area to be clarified (refer to OFI-05)
3. Some Tree Protection Zones (TPZ) noted to have rubbish and materials which should be removed (refer to OFI-05)
4. Large stockpile adjacent to TPZ. Care to be taken over the next few weeks when moving fill material to ensure not to impact the TPZ (refer to OFI-05)
5. Dust observed during some site activities (refer to OFI-06)
6. Plant onsite noted to have tonal reversing alarms (refer to previous OFI-01).

Photos from the site inspection are included in [Appendix G](#).

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 DPPI and the Certifying Authority in compliance with the requirements of the Development Consent SSD-16928008 as evidenced during the previous audit. 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, February 2024 remains in place with no changes made to the CEMP during the audit period. The CEMP will be updated annually or following any triggered changes such as following the outcome of an audit, changes to risks, or legislation, or any changes to the project impacting the CEMP. Consent conditions are included within the plan as per environmental management obligations, hours of construction work as per standard hours in accordance with the consent conditions, objectives and targets, continual improvement, potentially significant environmental aspects, and impacts. These aspects were verified during the site inspection and review of SSD-16928008 conditions with implementation of the CEMP demonstrated by weekly inspections.

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

No changes were actioned during the audit period of the CTPMSP. The plan remains as Issue 2 dated June 2023 as prepared by PTC Consultants. The controls outlined in CTPMSP were verified during the site inspection and a review of SSD-1928008 conditions Part C – During Construction with traffic controls noted as continually well implemented.

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 and remains unchanged since the previous audit. 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 with noise complaints managed promptly and addressed as evidenced.

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

The CWSMP dated June 2023 is unchanged from the previous audit, 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 during the review of SSD-1928008 conditions Part C – During Construction with evidence of asbestos removal and disposal records presented.

Summary

The Construction Environmental Management Plan and Sub-Plans continue to be implemented as 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 with no recommendations to update the above plans.

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 consultant JBS&G including the management of three unexpected asbestos finds recorded during audit period (refer to Condition C36 of the Audit Checklist). Senversa has also issued four x Interim Audit Advice (Condition C37).

6.6.2 Salinity

A Construction Soil and Water Management Plan continues to be in place to minimise the impact of salinity on the environment and development. Groundwater management obligations continued to be incorporated into the induction.

6.6.3 Heritage

The Heritage Management Sub-Plan includes 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 has been completed with upcoming demolition to occur at the loading dock area. 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 certificates 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. No acid sulphate soils have been identified during the audit period.

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 previous audit with no additional clearing during the audit period.

6.6.7 Tree removal / protection

Tree clearing was undertaken as per SSD requirements and all tree clearing has been completed. Trees to be retained are fenced within designated Tree Protection Zones for the construction period as observed, however, some areas for improvement were raised during the site inspection (refer to Audit Findings – [Section 6.8](#), and Audit Photos – [Appendix G](#))

6.6.8 Aboriginal heritage

No Aboriginal finds or additional heritage items have been found during the works to date with bulk excavation now complete. 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 noted to be improved upon since the previous as observed during the site inspection. Geofabric is installed for pit drain protection, sandbags were in good condition, and coir logs were noted to be in use at low points.

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 is manned by traffic controllers as observed during the site inspection. Vehicles are to be wholly contained within the project boundary when onsite.

6.6.11 Air quality

An Air Quality Management Sub-Plan has been developed. Dust was observed during some site activities with a recommendation to wet down areas during dry conditions.

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. The Disruption Notice process is used for consultation with the hospital and local council. Noise complaints received during August 2024 were addressed and closed out as evidenced.

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 tower crane was installed in June 2024 during the audit period. A review by Avipro was actioned prior to installation as evidenced and submitted to DPHI and the Certifier. Refer to Condition B13 of the Audit Checklist.

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. Some bins were noted to be at capacity; however, waste is collected weekly and were planned for removal. 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:

- ▶ Rumble grids at both entry points well maintained with areas stabilised to reduce mud tracking
- ▶ Traffic controls continue to be well implemented within hospital grounds and Barber Ave.
- ▶ Erosion and sediment controls improved upon since previous audit.
- ▶ Good standard of housekeeping observed throughout the site.
- ▶ Records presented promptly resulting in a better audit flow.

6.8 Audit Findings and Recommendations

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

No non-compliances were raised within the scope of this audit. Seven (7) opportunities for improvement are summarised overpage with one (1) opportunity for improvement carried forward from the previous audit.

Audit Findings

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 OFI-01	Opportunity for Improvement <i>(carried forward from previous audit)</i>	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.	From previous Audit No. 1: 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. Status Audit No. 2: Plant noted onsite had beepers during the site inspection. It was noted that these are mainly sub-contractor plant being brought onsite.	There is an opportunity to review sub-contractor plant options with non-tonal reversing alarms during plant onboarding where practicable. Close out of this finding will be reviewed at the next audit.
NHRS2-02 OFI-01	Opportunity for Improvement	A23: Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (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	The website has been generally maintained as sighted during the audit, however there are some delays in the upload of monitoring records.	It is recommended that collation of documentation be actioned in a timely manner to continually maintain the website in accordance with Condition A23.
NHRS2-02 OFI-02	Opportunity for Improvement	A27: Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	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.	It is recommended to include all non-complying conditions when triggered, including Condition A2, when notifying to DPHI.

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations
NHRS2-02 OFI-03	Opportunity for Improvement	<p>C9: Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>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.</p>	<p>It is recommended that Synergy actions are continually reviewed and monitored to ensure timely close out of actions.</p>
NHRS2-02 OFI-04	Opportunity for Improvement	<p>C13: 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>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.</p>	<p>It is recommended that all responses to complaints are recorded in writing for evidence of close out and traceability purposes.</p>
NHRS2-02 OFI-05	Opportunity for Improvement	<p>C19: Tree Removal and Fauna Protection</p> <p>For the duration of the construction works:</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>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>It is recommended that TPZ are maintained and free of materials and rubbish, and that the fenced tree that did not appear as part of the site environmental plan be clarified (i.e. determine if to be removed).</p> <p>It is also recommended that when progressively reusing the stockpiled material as fill, to ensure this material does not impact the TPZ.</p>
NHRS2-02 OFI-06	Opportunity for Improvement	<p>C20: Air Quality</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>Dust was observed during some site activities (refer to photo).</p>	<p>It is recommended to be mindful of dust and wet down areas during dry conditions.</p>

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations
NHRS2-02 OFI-07	Opportunity for Improvement	<p>C22: 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>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.</p>	<p>This finding was previously raised against condition C26 as part of Audit No. 1. For accuracy it has now been included against Condition C22 and raised as a new finding.</p> <p>It is recommended that a document control page be included as part of the Construction Soil and Water Management Plan.</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	Wednesday, 4 September 2024	9:00 AM – 3:30 PM
Auditing Team	Barbara Pater (Lead Auditor)	
Site contact	Nirajan Tamrakar, Project Manager, Turner & Townsend 0447 466 138 Nirajan.tamrakar@turntown.com	
Audit criteria	In accordance with Development Consent Conditions SSD-16928008 and the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)	
Audit scope	Within 26-weeks / 6-months of previous construction audit conducted 5 March 2024.	

Agenda

Item	Time	Required Personnel
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. 	9:00 AM – 10:00 AM	CPB
Opening Meeting <ul style="list-style-type: none"> ▶ Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	10:00 AM – 10:30 AM	CPB/T&T/Hi
Coffee/tea break	10:30 AM – 10:45 AM	-
Review of previous audit findings	10:45 AM – 11:45 AM	CPB/T&T
Review of Consent Conditions SSD-16928008		

Item	Time	Required Personnel
▶ Part A: Administrative Conditions (31 conditions)	11:45 AM – 12:30 PM	CPB/T&T
▶ Part B: Prior to Commencement of Construction (32 conditions)	12:30 PM – 1:15 PM	CPB/T&T
Lunch Break	1:15 PM – 2:00 PM	-
▶ Part C: During Construction (45 conditions)	2:00 PM – 2:45 PM	CPB
▶ Advisory Notes (12 conditions)	2:45 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 DPHI 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>



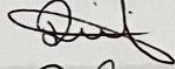
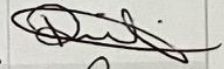
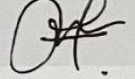
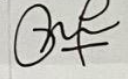
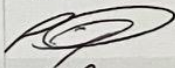

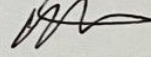
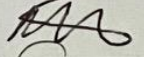

Limitations

- 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 SZ	Audit No.	# 14137-02
Auditee	CPB	Lead Auditor	Barbara Pater
Location	CPB SITE OFFICE, NEPEAN HOSPITAL		
Opening Meeting Date	4 SEPTEMBER 2024, 10:00AM		
Closing Meeting Date	4 SEPTEMBER 2024, 3:15 PM		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Barbara Pater	APP	L. Auditor		
Victoria Ryan	T&T	APM		
NIRAYAN THOMPSON	T&T	PM		
Phillip Bogios	CPB	PE		
Mustafa H	CPB	PM		
Adam Mardini	T&T	SPM	—	

Appendix C – Approval of Auditors

NSW Planning ref: SSD-16928008-PA-24

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval and Compliance)
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

09/08/2024

Sent via the Major Projects Portal only

Subject: Nepean Hospital Redevelopment Stage 2 – Independent Auditor Agreement

Dear Ms Saunders

I refer to your request for the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct an Independent Audit of the Nepean Hospital Redevelopment Stage 2 (the "**project**"), submitted as required by Condition C41 of SSD-16928008, as modified (the "**Consent**") to NSW Department of Planning, Housing and Infrastructure ("**NSW Planning**") on 29 July 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that Ms Barbara Pater is suitably qualified, experienced, and independent to undertake independent audits for the full schedule of construction and the first operational audit of the project.

In accordance with Condition C41 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), and as nominee of the Planning Secretary, I agree to the nomination of Ms Barbara Pater from APP Group as lead auditor.

This agreement supersedes all previous auditor agreements under Condition C41 of the Consent and applies to all remaining independent construction audits and the first operational audit of the project.

Please note that this agreement is conditional upon Ms Pater maintaining her current Environmental Management Systems, Lead Auditor certification with Exemplar Global.

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.

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

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

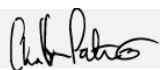
Independent Audit Declaration Form	
Project Name:	Nepean Hospital Redevelopment – Stage 2
Consent Number:	SSD-16928008
Description of Project:	Stage 2 redevelopment of Nepean Hospital, including: <ul style="list-style-type: none"> • demolition of parts of the existing North Block, the Total Asset Management 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:	12 September 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:	19 September 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.

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- 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:	Anita Rylah
Signature:	
Qualification:	Technical Specialist & certified Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist

ID No.	SSD Part & Req. No.	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 which involved a review of records and site inspection, and no material harm incidents to date, reasonable and feasible measures have generally been implemented to prevent and minimise material harm to the environment during the construction of the development.</p> <p>Observations were made during the audit site inspection, with recommendations raised for the maintenance of tree protection areas, management of dust, and plant selection, however, these observations were noted to not cause any material harm to the environment at the time of the audit.</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"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) generally in accordance with the section 4.55 modification (SSD16928008- Mod-1) document titled Modification Report, prepared by _planning an dated July 2023; and (e) in accordance with the approved plans in the table below: 	<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) Full compliance with conditions of consent with only improvement opportunities identified. (b) No written directions during the audit period. (c) Aspects and impacts described within the EIS and RtS were generally complied with. (d) SSD-16928008- Mod-1 “Additional tree removal”, dated 21 September 2023. Mod-2 still under review + Mod-3 currently being prepared. Mod-2 involves updates for landscaping, trees, carpark area, Barber Ave changes to loop road design, changes for demolition of TAMS building. Mod-3 will 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating																																																																				
		<p style="background-color: #008000; color: white; padding: 2px;">Architectural Plans prepared by BVN</p> <table border="1" data-bbox="232 432 983 1382"> <thead> <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> <tr><td>A0-502</td><td>C</td><td>North Block LV 01 – BOH demolition</td><td>14/04/2022</td></tr> <tr><td>A0-104</td><td>D</td><td>Proposed Site Plan</td><td>07/10/2022</td></tr> <tr><td>A0-200</td><td>E</td><td>General Arrangement Plan – Level 00</td><td>07/10/2022</td></tr> <tr><td>A0-201</td><td>E</td><td>General Arrangement Plan – Level 01</td><td>07/10/2022</td></tr> <tr><td>A0-202</td><td>E</td><td>General Arrangement Plan – Level 02</td><td>07/10/2022</td></tr> <tr><td>A0-203</td><td>E</td><td>General Arrangement Plan – Level 03</td><td>07/10/2022</td></tr> <tr><td>A0-204</td><td>E</td><td>General Arrangement Plan – Level 04</td><td>07/10/2022</td></tr> <tr><td>A0-205</td><td>E</td><td>General Arrangement Plan – Level 05</td><td>07/10/2022</td></tr> <tr><td>A0-206</td><td>E</td><td>General Arrangement Plan – Level 06</td><td>07/10/2022</td></tr> <tr><td>A0-207</td><td>E</td><td>General Arrangement Plan – Level 07</td><td>07/10/2022</td></tr> <tr><td>A0-208</td><td>E</td><td>General Arrangement Plan – Level 08</td><td>07/10/2022</td></tr> <tr><td>A0-209</td><td>E</td><td>General Arrangement Plan – Level 09</td><td>07/10/2022</td></tr> <tr><td>A0-503</td><td>C</td><td>North Block LV 01 – BOH proposed</td><td>14/04/2022</td></tr> <tr><td>A0-301</td><td>C</td><td>Façade Elevation – North Elevation</td><td>14/04/2022</td></tr> <tr><td>A0-302</td><td>C</td><td>Façade Elevation – South Elevation</td><td>14/04/2022</td></tr> </tbody> </table>	Dwg No.	Rev	Name of Plan	Date	A0-103	B	Demolition Site Plan	12/11/2021	A0-502	C	North Block LV 01 – BOH demolition	14/04/2022	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	<p>include Level 7 works for end-of-life facility and balcony landscaping features.</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. BCA Crown Certificate CRO-24030 dated 31 May 2024 for Stage 4 issued during the audit period. Includes the following:</p> <ul style="list-style-type: none"> • NHR-BVN-DRW-ARCGEN-01A-NL00005 Rev C, 16 April 2023 • NHR-BVN-DRW-ARCTB2-31B-0010001 Rev 3, 17 April 2024 • NHR-BVN-DRW-ARCTB2-31B-0015001 Rev 3, 17 April 2024 • NHR-BVN-DRW-ARCTB2-31B-0020001 Rev 3, 17 April 2024 		
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ID No.	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings / Recommendations	Compliance rating
		A0-303	C	Façade Elevation – West Elevation	14/04/2022	<ul style="list-style-type: none"> NHR-BVN-DRW-ARCTB2-31B-0110001 Rev 3, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0115001 Rev 3, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0120001 Rev 3, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0130001 Rev 3, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0210001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0220001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0230001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0310001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0320001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0330001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0410001 Rev F, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0420001 Rev F, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0430001 Rev F, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0510001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0520001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0530001 Rev G, 17 April 2024 		
		A0-304	C	Façade Elevation – East Elevation	14/04/2022			
		A0-311	C	Section A	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			
		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			

ID No.	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings / Recommendations	Compliance rating
		PLN-0000405	B	Softworks Plan – L01	17/05/2022	<ul style="list-style-type: none"> NHR-BVN-DRW-ARCTB2-31B-0610001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0620001 Rev H, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0630001 Rev H, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0710001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0720001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0730001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0810001 Rev H, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0820001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0830001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-31B-0920001 Rev E, 17 April 2024 NHR-BVN-DRW-ARCTB2-40C-NL00001 Rev Q, 17 April 2024 NHR-BVN-DRW-ARCTB2-40C-NL00002 Rev Q, 17 April 2024 NHR-BVN-DRW-ARCTB2-40C-NL00003 Rev Q, 17 April 2024 NHR-BVN-DRW-ARCTB2-40C-NL00004 Rev R, 17 April 2024 NHR-BVN-DRW-ARCTB2-40D-NL00001 Rev G, 17 April 2024 NHR-BVN-DRW-ARCTB2-40D-NL00002 Rev G, 17 April 2024 		
		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			

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating																																
		<table border="1"> <tr> <td>25</td> <td>C</td> <td>Detail Plan – Northern Access & Courtyards</td> <td>October 2022</td> </tr> <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>	25	C	Detail Plan – Northern Access & Courtyards	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	<ul style="list-style-type: none"> NHR-BVN-DRW-ARCTB2-40D-NL00003 Rev F, 17 April 2024 		
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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> <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	No written directions during this audit period.		Not Triggered																																
1.4.	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c).	No inconsistencies noted to date.		Not Triggered																																

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		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.			
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
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. • Certificate No. CRO-24030, 31 May 2024 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</p>	No disputes to date.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		Planning Secretary's resolution of the matter must be binding on the parties.			
1.8.	A8	<p>Evidence of Consultation</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Consultation as verified during initial audit.</p> <p>Consultation during audit period involved submission of updated stormwater drawings to Penrith City Council for review dated 13 May 2024 from PTC; letter included drawing pack, relevant to SSD conditions and sign off by PTC. Submitted as part of the s138 application.</p> <p>No other consultation actioned during the audit period.</p>		Compliant
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 is unchanged since initial audit.</p> <p>Letter from the Department (formerly DPE) Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that the staging report is satisfactory as previously verified.</p>		Compliant
1.10	A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, 	<ul style="list-style-type: none"> (a) Staging report section 2.1 "Scoping and timing of stages" states that project will be delivered six stages. Each stage will 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;</p> <p>(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</p> <p>(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>commence at different times which are described in Table 2 “Proposed staging of construction and operations”.</p> <p>(b) 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>(c) Staging report section 3 “Managing Compliance and Potential Impacts” specifies that management of environmental issues and compliance with the conditions of consent relating to operations will be achieved through the implementation of Project management plans, periodic reviews, and Independent Auditing.</p> <p>(d) 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.</p> <p>(e) Staging report section 3.5 “Cumulative Impact” states that the cumulative impacts would be unchanged as a result of the proposed staging.</p>		
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, 3 and 4 as per staging report.		Compliant
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	The scope of this audit included the applicable construction stages as aligned to the Staging		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>	<p>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, 3 and 4). Current IEA is being carried out within the 26-week subsequent timeframe.</p>		
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 	<p>No changes to Staging Report during audit period.</p> <p>Management plans (CEMP and sub-plans) are unchanged since the previous audit. No staging of plans. Plans will undergo an annual review in 2025.</p> <p>Architectural and design plans are as submitted to the Certifier.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		amendments to improve the environmental performance of the development).			
1.14	A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As per initial audit, 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. Letter from the Department of Planning, Housing and Infrastructure (formerly DPE), Ref: SSD-16928008-PA-1 dated: 29 May 2023, confirming that Staging Report is satisfactory as previously verified. No changes during audit period.		Compliant
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.	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 during the audit.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
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 17 April 2024 included as Item 2 under Crown Certificate 4 (CRO-24030).</p> <p>Statement sighted: Re “Nepean Hospital Stage 2 Redevelopment Main Tower Structure Complying Development Certificate Application Certificate of Design – Structural”. Statement certifies structure in accordance with BCA 2019 Amendment 1, several Australian Standards (e.g., AS 1170.0:2002, AS 3600:2018) , BCA Report Rev K – Blakett Maguire + Goldsmith – Ref: 210571 – dated: 24.11.2023, Geotechnical Report – JKGeotechnics – Ref: 33570LTrpt – dated: 23/12/2020, and the Fire Engineering Report – ARUP – Ref: Arup-RPT-NepeanStage2-VBlock-FER-001 – dated 21/12/2022. Signed by SCP Director, qualifications: FIEAust CPEng NER APEC Engineer IntPE(Aus).</p>		Compliant
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>North block façade is underway as per Stage 3 as sighted during site inspection.</p> <p>WSP Façade Design Statement, ref: PS137827-FAC-LTR-001 RevA_Nepean Hospital S2 Redevelopment - Façade for CC presented as per initial audit, 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</p>	<p>As reviewed during the initial audit: WSP Façade Design Statement, ref: PS137827-FAC-LTR-001 RevA_Nepean Hospital S2 Redevelopment - Façade for CC, 31 July 2023, “Nepean Hospital</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>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>North block façade is underway as per Stage 3 as sighted during site inspection. No changes to the colour or finish of façade.</p> <p>Design process in progress for Stage 5. .</p>		
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
1.21	A21	<p>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.</p>	<p>No requests from DPHI to date with regards to monitoring or management obligations in compliance with guidelines, protocols, Standards or policies.</p>		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</p>	<p>This is the second independent environmental audit for Stage 2 of the development.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>Noise and Vibration – monitoring by Acoustic Logic still ongoing.</p> <p>Sighted Aconex from Acoustic Logic, ALC-TRANSMIT-000011 dated 19 July 2024 – For Report Doc No. NHR-ALC-REP-ACO-GEN-ACO-000009 Rev 0 dated 19 July 2024. Reports are submitted monthly.</p> <p>JBS&G monitoring during May 2024 for Airborne Asbestos Fibre Monitoring – 18 reports actioned AMR308-AMR325 e.g., AMR315 Airborne Asbestos Fibre Monitoring Report, Nepean Hospital Stage 2 (Rev 0) JBS&G (63096 – 159,703), 14 May 2024, all results recorded as satisfactory.</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>(d) 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 	<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 DPFI/DPE) (ii) BCA Crown Certificates 1-4, Development Consent, SSDA Assessment Report, Notice of Decision. (iii) Staging Report for Stage 2 (iv) Construction Environmental Management Plan, Construction Waste Management Plan, Asbestos Management Plan, Landscape (v) Noise, vibration and dust monitoring results – refer to OFI 	<p>NHRS2-02_OFI-01:</p> <p>The website has been generally maintained as sighted during the audit, however there are some delays in the upload of monitoring records. It is recommended that collation of documentation be actioned in a timely manner to continually maintain the website in accordance with Condition A23.</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(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> <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>(e) 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>(vi) Link to Nepean Redevelopment Website. Includes latest news.</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) Audit report 1 + response</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 (during construction phase).</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>Project Induction presentation Rev 21. Slide 20 – 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. Water proofing sub-consultant – work pack sighted dated 31 July 2024. Work pack is approved prior to coming onsite, sub-contractors then sign onto work pack following their induction.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.25	A25	<p>Incident Notification, Reporting and Response</p> <p>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.</p>	<p>The work pack includes Project approved hours of work as per the SSDA Condition.</p> <p>No reportable incidents to DPHI. Incidents are recorded in Aconex. Also captured under WHS Register. Recorded during the audit period as follows: Line marking concerns raised by LHD at crossing installed at CPB site entry; did not appear slip resistant. Request made for CPB to review mitigation measures for wet weather slips and signage. Raised on Aconex 14 August 2024, CBRE HHE-GCOR-010063 “Incident raised by LHD at site entry”. CPB provided data sheet confirming paint fit for line marking purposes, same date, ref CPB Con-CGC-002539.</p> <p>“Concerns raised by ICU re demolition works” issued from T&T via Aconex (ref CBRE HHE-GCOR-010029 on 9 August 2024 – ICU Department experienced intense vibration and noise and believed to be works occurring within the CPB construction zone and not under a DN. T&T also proposed that considering the potential impact of the construction works on the ICU staff, a process for day-to-day communication be set up regarding ongoing works including updates on any activities that may cause noise or vibration, to allow staff to be briefed in advance and manage expectations. CPB responded 15 August 2024 and advised that the demolition works were likely responsible with saw cutting column and associated foundations + concrete waste being loaded into steel bins below the ICU area. CPB</p>	.	Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			confirmed that the demolition in this area is now complete, but did confirm that notification would be provided in future.		
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>Previous non-compliance raised against Condition B20 submitted 3 May 2024 internally from HI to team with SSD attachment for B20 – SSD-16928008-PA-18 + letter submission to DPFI. Actioned within 7-days of final audit report dated 2 May 2024.</p> <p>Submission to the Certifier actioned as per evidence presented: Rev 3 submitted by Aconex CPB Con-GCOR-004666 dated 8 June 2023.</p> <p>No self-reported non-compliances during the audit period. Self-reported non-compliances were actioned as follows: Condition B2: Notification of Stage 2 rectified as per previous audit evidence. Stage 4 notification submitted to DPFI as per Portal Receipt PA-14 dated 3 June 2024 demonstrates compliance. Condition B12: Submitted to DPFI as per Portal Receipt PA-7 dated 1 November 2023 (combined with B26) as per previous audit. Condition B24: to DPFI as per Portal Receipt PA-11 dated 9 November 2023 as per previous audit.</p> <p>Tracker in place – SSDA Compliance Monitoring and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2)</p>	<p>NHRS2-02_OFI-02: 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.</p> <p>It is recommended to include all non-complying conditions when triggered, including Condition A2, when notifying to DPFI.</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.28	A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Written notification presented for Non-Compliance Notification - Condition B20, letter from HI to DPHI dated 3 May 2024. Includes: SSD-16928008 - Nepean Hospital Redevelopment Stage 2 reference, table with 'Way in which non-compliant & actions to rectify' column. Ref SSD-16928008-PA-18.		Compliant
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) No reviews or updates required following previous audit (c) Modification with regards to tree removal occurred prior to commencement of main works; Mod-2 still under review for approval (d) No directions received from the Planning Secretary. <p>This condition has not yet been triggered.</p>		Not Triggered
1.31	A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for	Mod-2 still under review for approval. No changes during this audit period.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>			
2. PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION					
2.1.	B1	<p>Notice of Commencement</p> <p>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.</p>	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 DPFI dated 3 August 2023.		Compliant
2.2.	B2	<p>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>	Stage 4 – notified prior to commencement as per submission SSD-16928008-PA-23 to DPFI on 13 June 2024, commencement notified to be 17 June 2024.		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>	CC Stage 4 (CRO – 24030) dated 31 May 2024 includes Structural design statement prepared by SCP Consulting dated 17 April 2024 as item 2 + Structural Drawings as Item 3. Date of Stage 4 confirmed as 17 June 2024.		Compliant
2.4.	B4	<p>External Walls and Cladding</p> <p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the</p>	Submission of an External Wall Disclosure Statement” is part of CC5 documentation covering the facade installation as per the staging report. This will be submitted to the Planning Secretary once CC5 is issued by the Certifier.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>The preparation and review of CC5 documentation is at 80%, pending a few items including LHD acceptance of FER. Aiming to obtain CC5 in Oct-2024, prior to façade installation commencement in January 2025. Condition has not been triggered for Tower 2.</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 during initial audit 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. Dilapidation Report – Property Stage 2, Nepean Hospital-Tresillian Centre and Somerset Cottage Driveways, also actioned on the 17 August 2022 by Craigmar Consulting Services Pty Ltd.</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 Report prepared by Craigmar Consulting Services, dated 17 August 2022. (c) Information goes to Council as part of the CC process. Submission to Certifier as previously evidenced: letter from CPB to BM+G dated 14 June 2023. (d) DPHI has not requested a copy. 		Compliant
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 as verified during initial audit.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.7.	B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings	Craigmar Consulting actioned the dilapidation reports as evidenced (refer to Condition B5).		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. 	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. Incident recorded at ICU did not trigger Condition B8. This remains not triggered.		Not Triggered
2.9.	B9	<p>Ecological Sustainability Development</p> <p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Ref. ESD SSSA SEARs Report, Revision 02, prepared by LCI and dated 11/11/2021) have been incorporated into the design of the development.</p>	ESD initiatives will be triggered under Stage 5 of the redevelopment.		Not Triggered
2.10	B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	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.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
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 AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Statement from EA & Associates dated 14 March 2023 (meant to be 2024) ref CERT REF: 15.2.1334 confirming the demolition plan: 240312_Microbiology_Structural_Demo_Sequence is satisfactory + Statement from EA & Associates dated 11 April 2023 (meant to be 2024) ref CERT REF: 15.2.1335 confirming the demolition plan: 240411_TAMS demolition methodology Rev4 is satisfactory. Both plans referenced as in accordance with AS 2601-2001 + NSW Code of Practice – Demolition Work (August 2019).</p> <p>CPB Con-CGC-001653, B12 - Commencement of Demolition (Microbiology & TAM's) submitted on 16 April 2024 from CPB to T&T. Aconex ref CPB Con-GCOR-014696 submitted to the Certifier on 16 April 2024.</p> <p>Demolition of Microbiology noted as scheduled to commence 18 April 2024 – confirmed during audit. All demolition has been completed aside from a small amount remaining at mortuary (soft demo only), and the loading dock area. TAMS also complete (where borrow pit is now located)</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>T&T Aconex CBRE HHE-GCOR-009038, ref CPB Con-CGC-001653 dated 17 April 2024 confirming submission of plans to DPPI from HI; attachment of submission sighted (same date). Plans attached also as sighted.</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 review actioned – WLS Notification for Nepean Acute Services Building – start date for notification 15 June 2024, end date for notification 30 June 2025.</p> <p>Submitted to Certifier by CPB via Aconex CPB Con-GCOR-004666 on 5 June 2024.</p> <p>Tower crane now onsite. Notified to DPPI 3 June 2024 scheduled to 15 June, pushed back a week due to weather conditions to 21-22 June 2024. Post approval SSD-16928008-PA-22 for Condition C6 lodged 3 June 2024. Letter attached. Noted in letter to be previously notified as 1 June 2024 but delayed to 15 June due to weather (ref SSD-16928008-PA-20).</p>		Compliant
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>Notes:</p> <ul style="list-style-type: none"> The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval 	<p>Construction Environmental Management Plan unchanged since previous audit (still Rev 4 dated 26 February 2024). Section 2.2 “EMP Scope” addresses Condition B14; Table 2.2 DPIE Guideline for the Preparation of Environmental Management Plans Content Checklist. Project Environmental Obligations Register contained under Appendix C.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<ul style="list-style-type: none"> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 			
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>(a) 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>(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(d) Construction Noise and Vibration Management Sub-Plan (see condition B17); and</p> <p>(e) Construction Waste Management Sub-Plan (see condition B18).</p>	<p>CEMP Rev. 4, dated 26 February 2024 Document 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”- in accordance with Condition C4, construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> a) between 7am and 6pm, Mondays to Fridays inclusive b) between 8am and 1pm, Saturdays. There is no work to be carried out on Sundays or public holidays. Hours also noted in accordance with Condition C5 and C8. (ii) CEMP Section 2.5 “Key Environmental Stakeholders” includes the 24 hour contact details of Site Manager (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. 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> (v) CEMP Appendix K “Erosion and Sedimentation Control Plan” Section 3.3 “Surface water Management” outlines the measures to manage stormwater. (vi) 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. (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. (b) CEMP Part C “Environmental Aspects and Impacts” Section 2 “Heritage Sub-plan”; Section 2.6 outlines the unexpected finds procedure. (c) CEMP Appendix E “Construction Traffic and Pedestrian Management Sub-plan”. (d) CEMP Appendix F “Noise & Vibration Management Sub-plan” (e) CEMP Appendix G “Construction Waste Management Sub-plan”. 		
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); 	<p>Construction Traffic and Pedestrian Management Plan Issue 2, dated 7 June 2023, is unchanged since the previous audit.</p> <ul style="list-style-type: none"> (a) CTPMP prepared by TCT1027562 (PWZ) (b) As per initial audit, sighted correspondence from PTC to CPB, dated 24 October 2023, Reference No. CPB CON-GCOR-009467 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <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>confirming the discussion with Penrith Council was undertaken on 18 October 2023. It was agreed to issue initial SSDA design (identifying parking no.), the revised design and updated current proposed design for them to review. 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) CTPMP Section 3.10 “Construction Vehicle Routes” outlines the measures to ensure road safety and network efficiency during construction. (ii) CTPMP 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) CTPMP Section 3.16 “Pedestrian Access” outlines the measures for the safety of vehicles and pedestrians. (iv) CTPMP Section 3.11 “Construction Vehicle Site Access” outlines the details of heavy vehicle routes, access and parking arrangement. (v) CTPMP Section 3.11 “Construction Vehicle Site Access” - The proposed site access points have been investigated by a swept path 		

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>assessment to confirm adequate sizing for the anticipated largest vehicles.</p> <p>(vi) CTPMP 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>No changes to the Main Works Construction Noise and Vibration Management Sub-Plan Rev 1, dated 8 June 2023 during the audit period.</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 noise/vibration monitoring during demolition, 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			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>Construction Waste Management Sub-Plan, Document no. NHR-CPB-MPL-PMP-TB2-PLN-000PP15 Rev A, dated 7 June 2023 unchanged since the previous audit.</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>A Driver Code of Conduct was prepared as part of the CTPMP Section 3.22 “Driver Code of Conduct” with no changes during the audit period.</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 as reviewed during initial audit. 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 at the time of the previous audit. Close out was verified during this audit: Submission to Certifier (Rev 3) by CPB, Aconex CPB Con-GCOR-004666 dated 8 June 2023.</p>		Compliant
2.21	B21	<p>Soil and Water</p> <p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site. 	<p>Erosion and sediment controls are outlined in Appendix 1 of Construction Soil and Water Management Plan, dated 20 February 2023 developed by PTC Consultants is unchanged during the audit period.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			240821 Site Environment Plan Rev 2 dated 22 August 2024 showing current controls as reviewed onsite.		
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'.	Controls noted as installed and improved upon since the previous audit as noted during site inspection.		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. 	No changes since initial audit: 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
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</p>	During the scope of the previous audit period, Health Infrastructure (HI) self-reported a non-compliance against Condition B26. Following the notifications and response, DPHI issued a warning letter to CPB (NSW Planning ref:		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		H of the Biodiversity Development Assessment Report, prepared by Total Earth Care and dated November 2022 must be retired.	<p>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. No further action was required during this audit period.</p> <p>Tracker in place – SSDA Compliance Monitoring and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2) as reviewed during this audit.</p>		
2.25	B25	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>No changes during this audit period. All clearing complete. As per initial audit evidence: Statement Confirming s.6.33 Payment into the Biodiversity Conservation Fund, Biodiversity Conservation Trust dated 7 November 2023 for 849 – Cumberland shale plains woodland. Delays in payment occurred as per previous non-compliances raised against Condition B24 and B26.</p> <p>CPB Aconex correspondence of payment receipt submission to certifier Blackett Maguire and Goldsmith, dated 7 November 2023, ref no. BM+G-GCOR-000322.</p>		Compliant
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>As per initial audit evidence: 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>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Submission of the Biodiversity payment prior to the commencement of construction was delayed and self-reported as a non-compliance during the previous audit period. Submission of non-compliance to DPHI as per Portal Receipt PA-7 dated 1 November 2023 as combined with B12. No further action required.</p> <p>Tracker in place – SSDA Compliance Monitoring and Reporting Program is maintained to track the requirements + timeframes (Rev V0.2).</p>		
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> <p>(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.</p>	<p>Timing of the new vehicle access is not yet triggered.</p> <p>Letter from PTC dated 13 June 2023 presented – states that swept path in compliance with Condition B27.</p> <p>Submitted to certifier from CPB Con-GCOR-004666.</p>		Not Triggered
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>	<p>Public Domain Works are not yet triggered.</p> <p>Letter from PTC to Penrith City Council dated 13 May 2024 applies to conditions B5, B16, B28, B30, B31, B32, C26 and D28 as per s138 submission.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
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>	<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.</p> <p>No inspections to date from Senversa. Interim Audit Advice provided as per Condition C37.</p>		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> <ul style="list-style-type: none"> (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 (b) evidence is to be provided to the satisfaction of the Planning Secretary that a boundary adjustment or other agreement has been agreed to by Council and the Applicant in relation to the parking space not being wholly located within the road reserve. 	<p>Roadworks at Barber Ave have not yet commenced. This will fall under a later part of Stage 3 (design), however construction to be triggered under Stage 6.</p>		Not Triggered
2.31	B31	<p>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.</p>	<p>Roadworks at Barber Ave have not yet commenced. This will fall under a later part of Stage 3 (design), however construction to be triggered under Stage 6. Going through re-design, consultation with Council currently occurring.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
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 (design), however construction to be triggered under Stage 6. Going through re-design, consultation with Council currently occurring.		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 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and; (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	<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
3.2.	C2	Operation of Plant and Equipment	3DS is used for storage of data associated with plant.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<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>Komatsu Excavator – includes plant risk assessment. Op manual, service history. Showing as Accepted. Plant No. 02-185, Serial No. 90645, verified 1 July 2024. Plant log showing actions – uploaded documents.</p> <p>Non-destructive digging vac trucks onsite Mitsubishi Truck – Vacuum FV500, Plant No. RAY743, Serial JLFFV54STOKJ20107. 28 March 2024.</p>		
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>Statements are noted under B12.</p> <p>All demolition has been completed aside from a small amount remaining at mortuary (soft demo only), and the loading dock area. TAMS also complete (where borrow pit is now located).</p>		Compliant
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. Only OOHW for crane delivery (refer to Condition C6). No Disruption Notice required, notice of works only.</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 aside from the delivery and set up of tower crane (below).</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
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>OOHW crane installation 21-22 June 2024 – Notice of Works reference TB2_DN-CPB_307 dated 1 & 2 June 2024 presented. Notice of Works submitted by Aconex ref CPB Con-CGC-001012 on 15 May 2024 from CPB to T&T. Submitted, however T&T confirmed works within site and therefore a Notice of Works was not required (responded same day). Notified to DPHI on 3 June 2024 scheduled for 15 June, pushed back a week due to weather conditions 21-22 June 2024. Post approval SSD-16928008-PA-22 for Condition C6, lodged 3 June 2024. Letter by HI attached as same date. Noted in letter to be previously notified as 1 June 2024 but delayed to 15 June due to weather (ref PA-20).</p> <p>No other OOHW required.</p>		Compliant
3.7.	C7	<p>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.</p>	<p>As per Disruption Notice process, however crane delivery did not trigger a disruption notice and was submitted as a Notice of Works.</p>		Not Triggered
3.8.	C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	<p>Activities such as piling undertaken during the standard hours.</p>		Compliant
3.9.	C9	<p>Implementation of Management Plans</p>	<p>Weekly walks continuing – Safety related however they incorporate a review of environmental</p>	<p>NHRS2-02_OFI-03:</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>controls onsite e.g., Exported from 3DS dated 30 May 2024 – items to discuss – asbestos notification, site entry requirements (Asbestos Awareness Training), control measures – includes exclusion zones, clearance requirements (washout and hygiene for plant), SWMS, Waste (asbestos).</p> <p>Action dated 22 August 2024 – reinstate sediment controls near TB1 interface – closed 28 August 2024.</p> <p>Synergy is used for actions – assigned to individual with photo – close out photo and comment should be returned, approved if addressed.</p> <p>CPB inspections – register in place.</p> <p>Pre-starts and Toolboxes also for the implementation of management plans. Toolbox sighted as dated 2 September 2024 – first topic Environment – silica dust legislation, all sub-contractors to provide training for employees with attached silica dust awareness. All online through 3DS.</p>	<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.</p> <p>It is recommended that Synergy actions are continually reviewed and monitored to ensure timely close out of actions.</p>	
3.10	C10	<p>Construction Traffic</p> <p>All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.</p>	<p>Heavy Vehicle holding zone nearby at Great Western Highway (across car yards) – vehicles must remain until called in under UHF36 channel. Barber Ave work zone following s138 approval ~one/two months’ time. Currently no work zones required.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.11	C11	<p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application. 	<p>No advertising or graffiti noted during inspection, no incidents have occurred during the audit period.</p>		Compliant
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>		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>Acoustic Logic continuing monthly reports on noise monitoring.</p> <p>e.g., Report No NHR-ALC-REP-ACO-GEN-ACO-000008 Rev 0 dated 28 June 2024 – Aconex ALC-TRANSMIT-00010 dated 28 June 2024.</p> <p>Microbiology – Report No. 2. Conclusion (Section 5) states noise and vibration monitoring on 27/05 to 23/06 – results confirmed as well within the criteria.</p> <p>Complaint received 6 August 2024 – Noise and vibration – report of loud, thumping noises impacting Theatre. Works were already complete</p>	<p>NHRS2-02_OFI-04:</p> <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.</p> <p>It is recommended that all responses to complaints are recorded in writing for evidence of close out and traceability purposes.</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			by the time the issue was raised with the contractor. A request was made for CPB to provide formal notification within 24hrs in future.		
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.	None arriving outside construction hours. Daily meeting at 1:30pm to check next day's schedule/deliveries. Vehicles radio in before arrival to ensure that they are not idling or blocking the access.		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.	<p>From previous Audit No. 1: Merlo telehandler on site noted to have beeper reversing alarm during audit inspection.</p> <p>Status Audit No. 2: Plant noted onsite had beepers during the site inspection. It was noted that these are mainly sub-contractor plant being brought onsite.</p>	<p>Carried forward NHRS2-01_OFI-01: There is an opportunity to review sub-contractor plant options with non-tonal reversing alarms during plant onboarding where practicable. Close out of this finding will be reviewed at the next audit.</p>	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> <ul style="list-style-type: none"> (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 (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>From CEMP Appendix D: MIRRA Schedule: Vibration monitoring to be during excavation, compaction, piling. Acoustic Logic are monitoring for noise and vibration. No damage to structures to date.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.17	C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	No nearby residential buildings. Works are managed under the Disruption Notice process.		Compliant
3.18	C18	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.	Limits as applied as per Conditions C16 and C17. No exceedances to date.		Compliant
3.19	C19	<p>Tree Removal and Fauna Protection</p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (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; (b) during any tree removal, an experienced and qualified ecologist is to be present to relocate any displaced fauna 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; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the 	<p>No trees removed during audit period.</p> <ul style="list-style-type: none"> (a) Removal of vegetation occurred prior to commencement of construction as verified during initial audit (notified as 7 August 2023) as per pre-clearance survey by Total Earth Care ecologist Job No. 14349, 17 February 2023 for areas zoned as Stage 1 and Stage 2 Redevelopment of Nepean Hospital (report actioned same day as inspection). (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. 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. No fauna encounters during audit period. 	<p>NHRS2-02_OFI-05:</p> <p>During the site inspection some areas required materials and rubbish to be removed within the tree protection zones (TPZ). 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. It was also noted that the site generated fill currently stockpiled was bordering onto one TPZ. It is recommended that when progressively reusing as fill, to ensure this material does not impact the TPZ.</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>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>(c) 3 x retained trees observed on site with tree protection zone (TPZ) in place – however, refer to OFI.</p> <p>(d) No access has been required to protected areas. Moore Trees engaged as Arborist. Report actioned for footpath – arborist reviewed area 26 June 2024 following inspection 25 June 2024; reviewed impact to eucalyptus tree and root impact – no impact determined.</p> <p>(e) compliance with Table 6-1 as verified during the initial audit.</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. Actioned as required. AQ9 – task observations. As actioned under weekly inspections.</p> <p>Some dust present as observed during the site inspection – refer to OFI</p>	<p>NHRS2-02_OFI-06:</p> <p>Dust was observed during some site activities (refer to photo).</p> <p>It is recommended to be mindful of dust and wet down areas during dry conditions.</p>	Compliant
3.21	C21	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p>	<p>(a) Some dust observed – refer to Condition C20 (OFI) above.</p> <p>(b) Truck loads are to be covered before leaving site.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(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.	(c) No mud tracking on roads; rumble grid and high-pressure water gurney were in place with areas stabilised. (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. Site Environmental Plan noted to be updated during audit period and aligned to the controls onsite. • SW9 – all materials stockpiled away from water flow paths – confirmed no storage sighted near water flow. • SW10 – sediment laden water captured onsite preferably reused. Sediment ponds now removed. • SW11 – water movement as per Permit process (note: Council approval required for discharge into stormwater). No discharges during audit period. • SW12 – concrete washout facilities – no concrete washout currently required. • SW14 – appropriate chemical storage – chemicals noted to be appropriately stored during audit site inspection. • SW15 – spill kits in place – spill kit observed to contain rubbish and was in an inaccessible location. This was rectified immediately. 	<p>NHRS2-02_OFI-07: 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.</p> <p>This finding was previously raised against Condition C26. For accuracy it has now been included against Condition C22 and raised as a new finding.</p>	Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> SW18 – weather monitoring – occurs regularly as per inspections evidenced. 		
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, just cut and fill. Imported materials register in place from JBS&G – includes material type, supplier, source site, classification, tonnes, site inspection if complete. DGB, blue metal, sandstone. e.g., Blue Metal 50T on 3 September 2024, Downer Aggregates Quarry. JBS&G note if any inspection or sampling required (none required for this item).</p>		Not Triggered
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>No discharges during audit period</p>		Not Triggered
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>Involved in the hospital emergency drill about 2 months ago. Sign on through 3DS which records personnel onsite (managed by Safety team). During evacuations Safety manager or warden to manage – everyone will be required to tap off through 3DS to record all personnel. Emergency Response Plan Rev 4 dated 17 June 2024 – updated since the previous audit. Nurse call stations throughout the site. Emergency evacuation point, first aiders, and safety information also on display.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
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 system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in 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; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines 	<p>As verified during the initial audit: Aconex submission (ref CPB Con-GCOR-009151) to Certifier, 16 October 2023 Stormwater Design Consultant statement for Stage 2 CC requirements.</p> <p>Also sighted Design Statement by PTC dated 28 September 2023.</p> <p>'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. (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>As per s138 submission to Penrith City Council – waiting on review.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.27	C27	<p>Aboriginal Cultural Heritage</p> <p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants and dated November 2021.</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 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.</p>		Compliant
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>CEMP part C “Environmental Aspects and Impacts” section 2 “Heritage subplan” outlines the unexpected finds procedure in section 2.6.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and; (c) works may only recommence with the written approval of the Planning Secretary. 	<p>No Historic Heritage / Relics finds to date.</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. Some bins noted to be full onsite, however there is a weekly collection soon to occur.</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 continuing monthly waste reports – sighted Waste Register up to June 2024</p> <p>21 June 2024 for Concrete 11.04T (recycled) Bingo Waste Services to Eastern Creek Docket No. 413179 (copy of docket sighted as matched to register).</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.32	C32	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.	No concrete waste or rinse water.		Compliant
3.33	C33	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.	Recorded as per Aussie Skips Monthly Reports and JBS&G import register. All cut will be used as fill.		Compliant
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.	Cleanaway dockets presented for NSW_Asbestos Contaminated Soil, ABAC14, 26 April 2024: EPI104442\1(19.20t), EPI104443\1 (16.12t), EPI104462\1 (17.00t).		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 (Stage 6).		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.	3 x unexpected asbestos finds recorded during audit period: 29 May 2024 – cable showing traces of ACM – tested and showing as friable (JBS&G confirmed no requirement to notify SafeWork) 20 June 2024 – stockpiled VENM suspected to include ACM fragments – tested and friable (SafeWork notification included) 15 August 2024 – pipe located in TAMS area – tested and negative sample result. JBS&G evidence presented as follows:		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>L8 Letter of Advice Asbestos Impact within Borrow Pit Fill Soils, JBS&G 63096 160,038, Rev 0, 3 June 2024 “All sample results received to date (excluding SP05) reported no asbestos at the reporting limit and no detection of trace asbestos, with the exception of one sample (SP03_AQ01) from SP03 which reported trace level of asbestos fines (0.00034% w/w) below the reporting limit of 0.001% w/w.”</p> <p>L37 Borrow Pit SP03 Waste Classification, JBS&G 63096 160,111, Rev 0, 5 June 2024.</p>		
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).	<p>Interim Audit Advice No. 4 dated 8 August 2024, for the review of Data Gap Investigation. Previous versions of reports were reviewed by the auditor as part of Interim Audit Advice No. 3. Historical reports were reviewed as part of IAA No. 1 and the updated Addendum RAP was reviewed as part of IAA No. 2. Section 2.0 Review Comments – the auditor has undertaken a review of the reports against the requirements and had no further comments – the reports can be finalised. No. 3 IAA issued 6 May 2024</p>		Compliant
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).	2 x IAAs issued during the audit period as above Condition C37.		Compliant
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.	No changes in risk with regards to contamination / unexpected finds as per JBS&G reports e.g., Pathology Stockpile Footprint Asbestos Clearance Report, JBS&G 63096 160,690, 2 July 2024.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			JBS&G also confirmed that airborne asbestos fibre monitoring completed during the asbestos removal works showed that the airborne asbestos fibre levels were less than 0.01 fibres/mL during all asbestos removal activities, as per L26 (JKE19 Asbestos Clearance Report, Nepean Hospital Stage 2) Rev 0, JBS&G 63096 156,637, 30 January 2024.		
3.40	C40	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the second independent environmental audit, carried out in accordance with the IAPAR 2020, within 26-weeks of the previous construction audit.		Compliant
3.41	C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from DPHI “Nepean Hospital Redevelopment Stage 2 - Independent Auditor Agreement” confirms the Lead Auditor from The APP Group. Approval letter ref SSD-16928008-PA-24 dated 9 August 2024		Compliant
3.42	C42	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week’s notice (or timing) to the Applicant of the date upon which the audit must be commenced.	No changes in audit times requested from the Department.		Not Triggered
3.43	C43	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and	This is the second independent environmental audit on the project. As per the initial audit report: (a) Draft report for audit conducted 5 March 2024 submitted by APP via Aconex ref AQUAS-GCOR-000006 dated 12 April 2024. Response received 29 April 2024		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(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.	by Turner & Townsend on behalf of HI, Aconex ref CBRE HHE-GCOR-009115. Finalised report issued by APP Final V1, AQUAS-GCOR-000009 on 2 May 2024. (b) Submission to DPHI as per Portal Receipt SSD-16928008-PA-19 on 3 May 2024. Includes cover letter dated same day. (c) Website includes report + response table as sighted.		
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.	Submission occurred within 2 months of 5 March 2024 (required to be no later than 5 May 2024) – occurred 3 May 2024.		Compliant
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	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	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>	Levy Receipt, as per previous audit, 21 November 2023, Receipt No. L0000132482 with approving authority “Penrith City Council”. No additional payments required during the audit period.		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>	<p>Designed Change Place – changeroom accessible for disability / special needs. Sighted drawing RLS; 50H-0207016. Part of TB2 building. Construction expected early next year (Q1). Confirmation from ‘iAccess’ Consultants – there is no statutory requirement to have the Adult Changing facility signed off by a specialist – Aconex ref iAccess-RTRFI-000013 dated 21 May 2024 in response to CPB request Aconex ref CPB Con-GCOR-015681, 20 May 2024. Correspondence refers to “Changing Places design specifications 2020” – as sighted</p>		Compliant
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>	<p>Sydney Water Compliance Certificate Case No. 198666 Applicant’s ref No. 6967000 signed 23 May 2024. Submitted to Certifier as per Aconex CPB Con-GCOR-017527 from CPB on 15 July 2024. S138 in progress.</p>		Compliant
4.6.	AN6	<p>Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved</p>	Above ground works will be triggered at a later stage of the development (Stage 5 or 6).		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.			
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, may become triggered during Barber Ave works.		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. Upcoming as part of s138		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>	Council permit approval – No. HRD-P1169 for construction hoarding valid from 6 May to 30 May 2024, Application No. APN-1201 during TAMS demolition only.		Compliant
4.11	AN11	<p>Handling of Asbestos</p>	One unexpected asbestos find requiring notification during audit period:		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	SafeWork NSW Notice of intent to remove friable asbestos, Notification No. 943R-00398094-01, 8 January 2024		
4.12	AN12	<p>Fire Safety Certificate</p> <p>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.</p>	Final Safety Certificate will be issued upon completion of works.		Not Triggered
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; 	No notifiable incidents have occurred to date.		Not Triggered

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

Appendix F – Consultation

From: [Alfarid Hussain](#)
To: [Barbara Pater](#)
Cc: [Elizabeth Williamson](#)
Subject: RE: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)
Date: Thursday, 29 August 2024 3:38:52 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

EXTERNAL

Hi Barbara,

Noted- thanks for letting us know.

Kind regards,

Alfarid Hussain

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

T 02 9274 6456 | M 0436 681 733 | E Alfarid.Hussain@planning.nsw.gov.au

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: Barbara Pater <Barbara.Pater@app.com.au>
Sent: Thursday, August 29, 2024 2:11 PM
To: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Cc: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Subject: RE: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)

Dear Alfarid,

I just wanted to let you know that the audit date has been updated to the 4th September 2024. Confirming that this is still within the 26-week timeframe of the previous audit + site inspection which was conducted on 5 March 2024.

Thanks and regards,

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



0415 764 785 | app.com.au
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



A Leader in Property and Infrastructure

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

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

From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Sent: Wednesday, August 21, 2024 3:51 PM
To: Barbara Pater <Barbara.Pater@app.com.au>
Cc: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Subject: RE: Independent Environmental Audit - Nepean Hospital Redevelopment Stage 2 (SSD-16928008)

EXTERNAL

Hi Barbara,

Thank you for your email below. NSW Planning does not require any additional items to be included in the scope of the upcoming second independent construction audit of Nepean Hospital Redevelopment Stage 2 other than what is required under SSD 16928008, as modified and the *Independent Audit Post Approval Requirements 2020*.

Kind regards,

Alfarid Hussain

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

T 02 9274 6456 | M 0436 681 733 | E Alfarid.Hussain@planning.nsw.gov.au

dphi.nsw.gov.au

Locked Bag 5022|Parramatta NSW 2124

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-



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: Barbara Pater <Barbara.Pater@app.com.au>

Sent: Friday, August 9, 2024 1:04 PM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Cc: Nirajan Tamrakar <Nirajan.Tamrakar@turntown.com>; Adam Mardini <Adam.Mardini@turntown.com>; Kathryn Saunders (Health Infrastructure) <Kathryn.Saunders@health.nsw.gov.au>

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 an Independent Environmental Audit of the Nepean Hospital Redevelopment stage 2, as a requirement of Consent Conditions SSD-16928008, pending auditor approval.

The audit will be conducted on the 28 August 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.

Regards,

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



0415 764 785 | app.com.au
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



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APP Corporation Pty Limited, ABN 29 003 764 770.

Appendix G – Audit Photos

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024

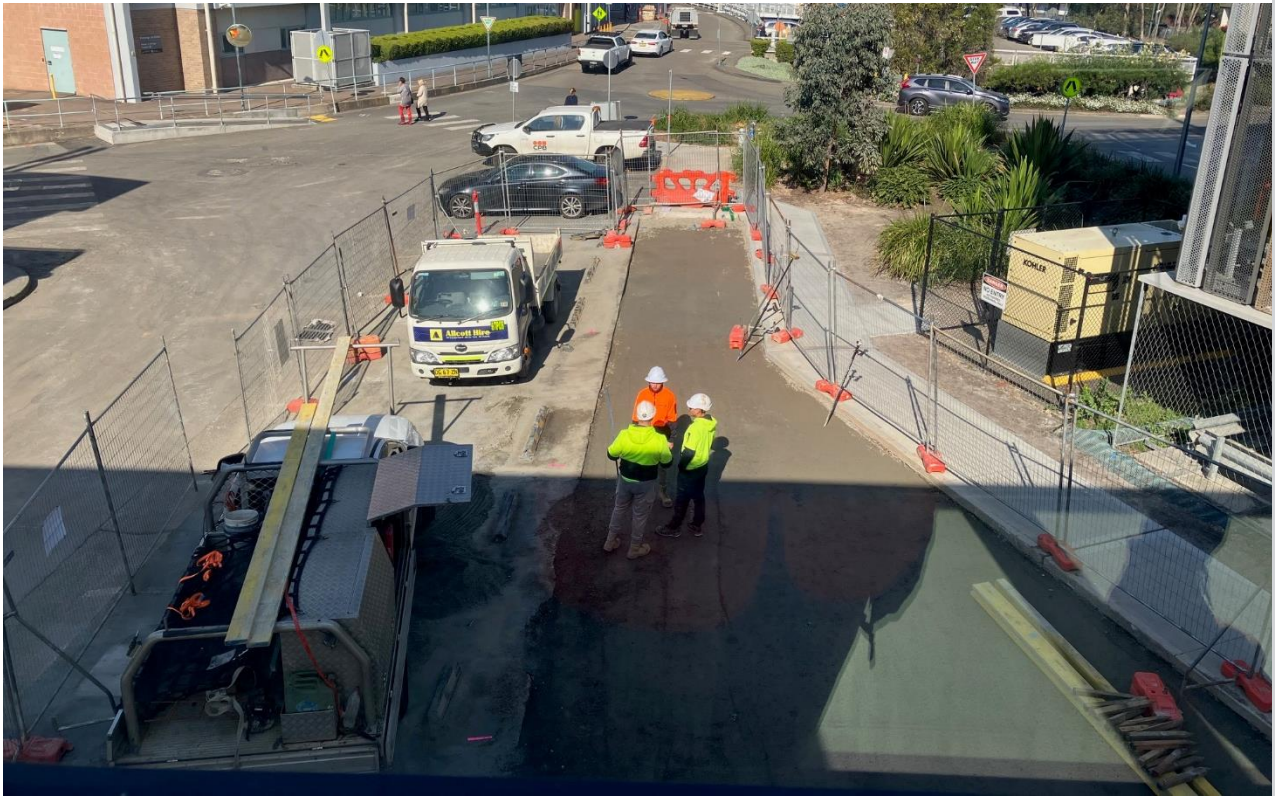


Loading dock works progressing



Demolition being completed in stages with loading dock area to be completed following construction of temporary loading dock.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Concrete finishing for services installation. Temporary path way constructed for pedestrian access.

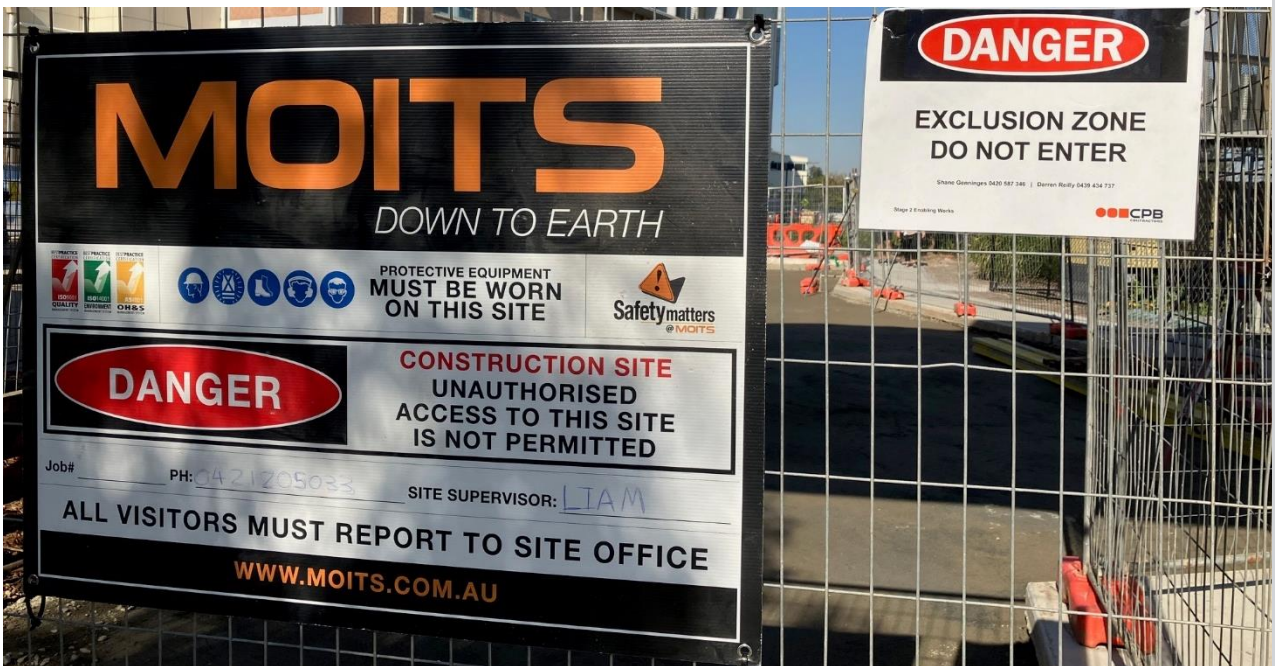


Shade cloth around site. Public areas noted to be clean and maintained.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Pedestrian access kept clear adjacent to Car Park 1.



Subcontractor (MOITS) signage

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Secured access adjacent to link bridge.



Turnstile accessed by swipe card only.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Safety signage including first aiders + emergency evacuation details, location of muster point, site map.



Hoarding and signage installed

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Materials observed to be neatly stored and separated by type.



Rumble grid installed with areas stabilised.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024

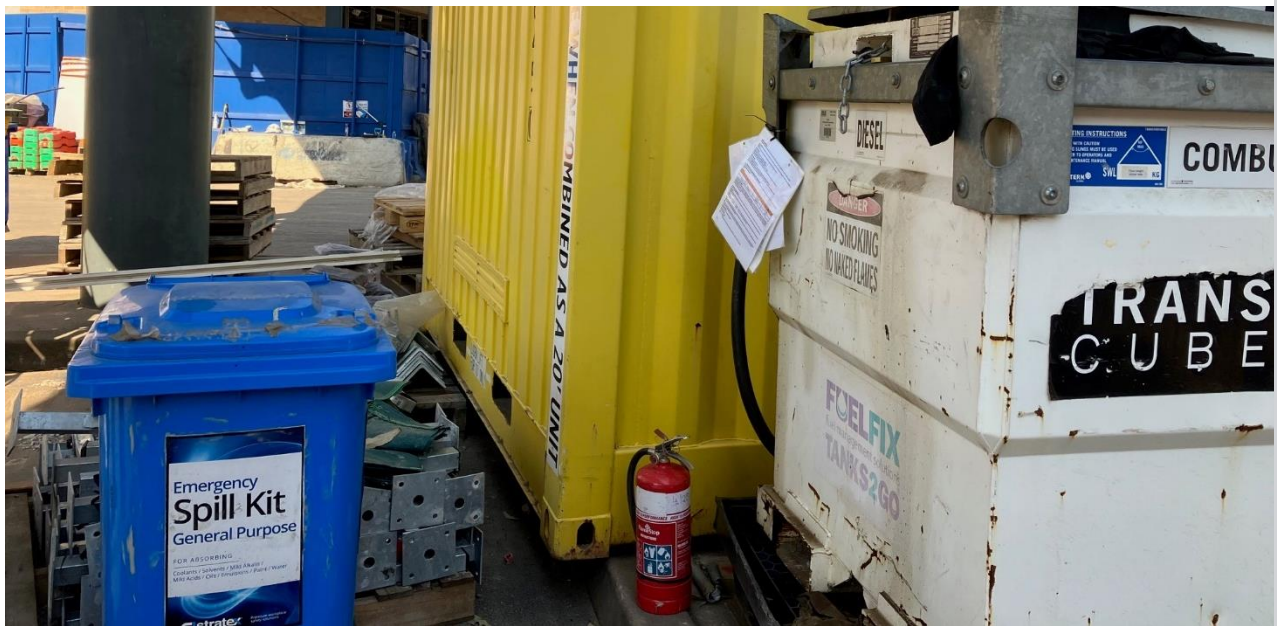


Some waste bins noted to be full however weekly bin collection occurring.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Bunded storage for hazardous materials.



Spill kit available at hazardous material storage area. Spill kit was originally facing the other way and was rectified immediately.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Vac truck being used during non-destructive borrow pit investigations



Façade underway at North Block (Stage 3 works)

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Generally good housekeeping observed on site



Imported DGB as aligned to imported materials register

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Jump form installation. Link bridge to be constructed at Stage 1 Tower A



Nurse calls and safety stands throughout the site

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Protection of pit drains and controls; potable water available



Protection of pit drains appeared well maintained

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Areas stabilised throughout the site

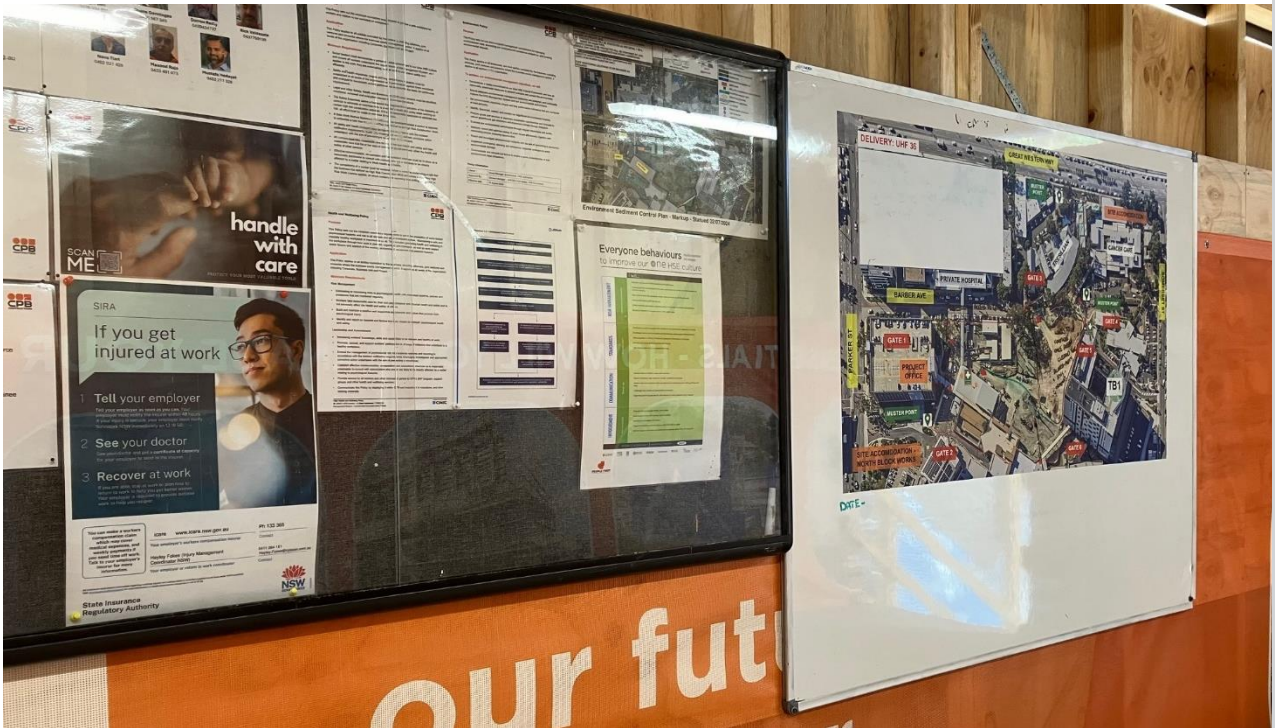


Hoarding and controls in place

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024

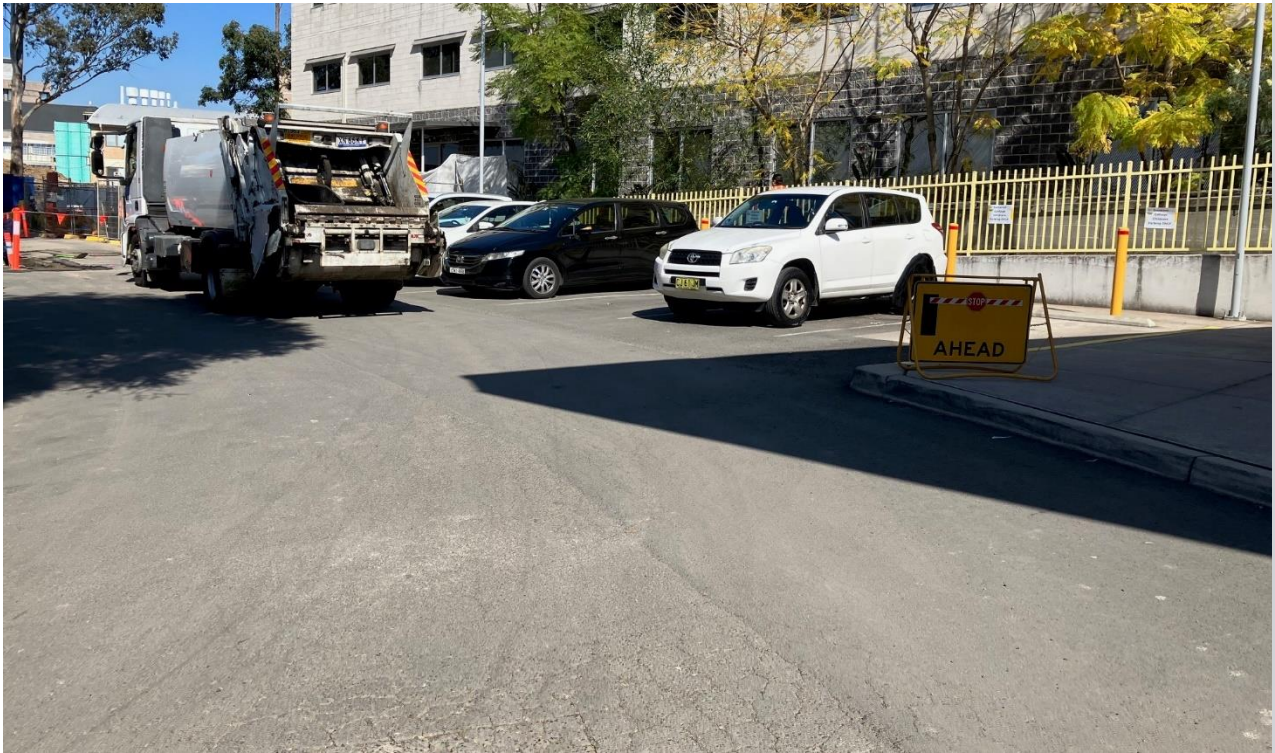


Tree Protection Zone (TPZ) signage



Information board and map at site shed area

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Internal access road on hospital grounds noted to be clean and free of mud tracking



Exit at internal access road clearly delineated

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Traffic controls in place with boom gate operated by traffic controller.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Coir logs in use throughout the site

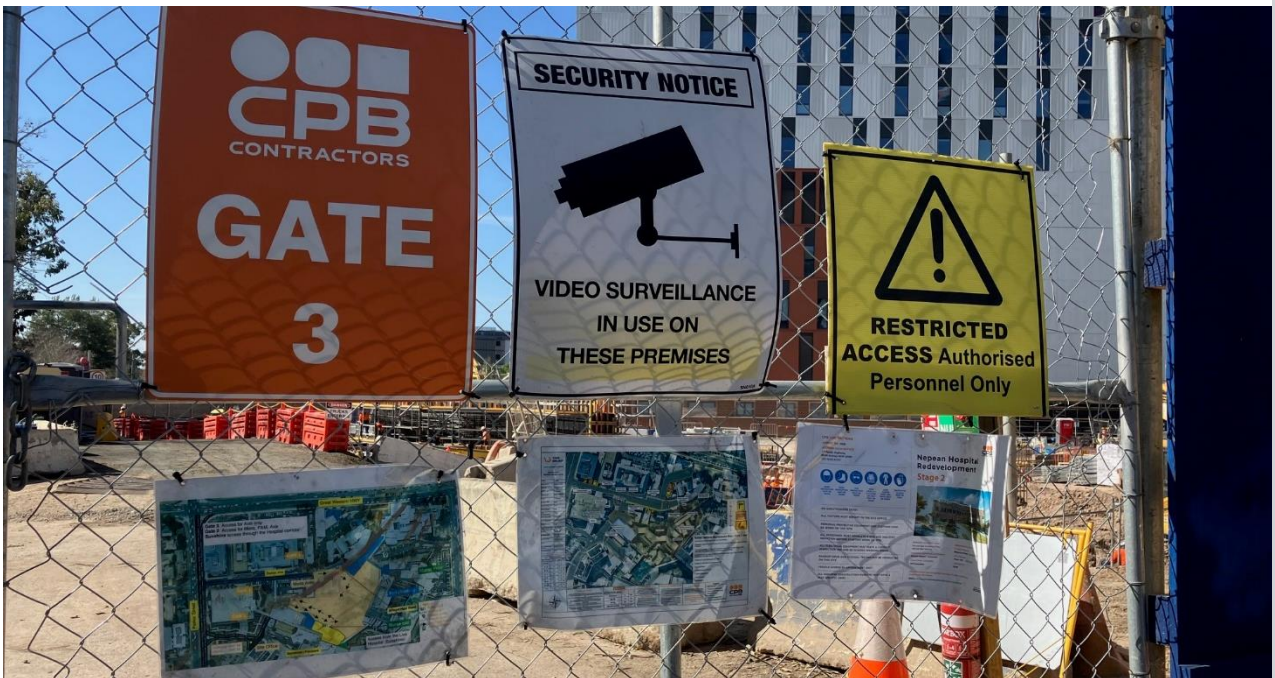


Hoarding installed at site boundary. Pedestrian access maintained and kept clean and clear.

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024

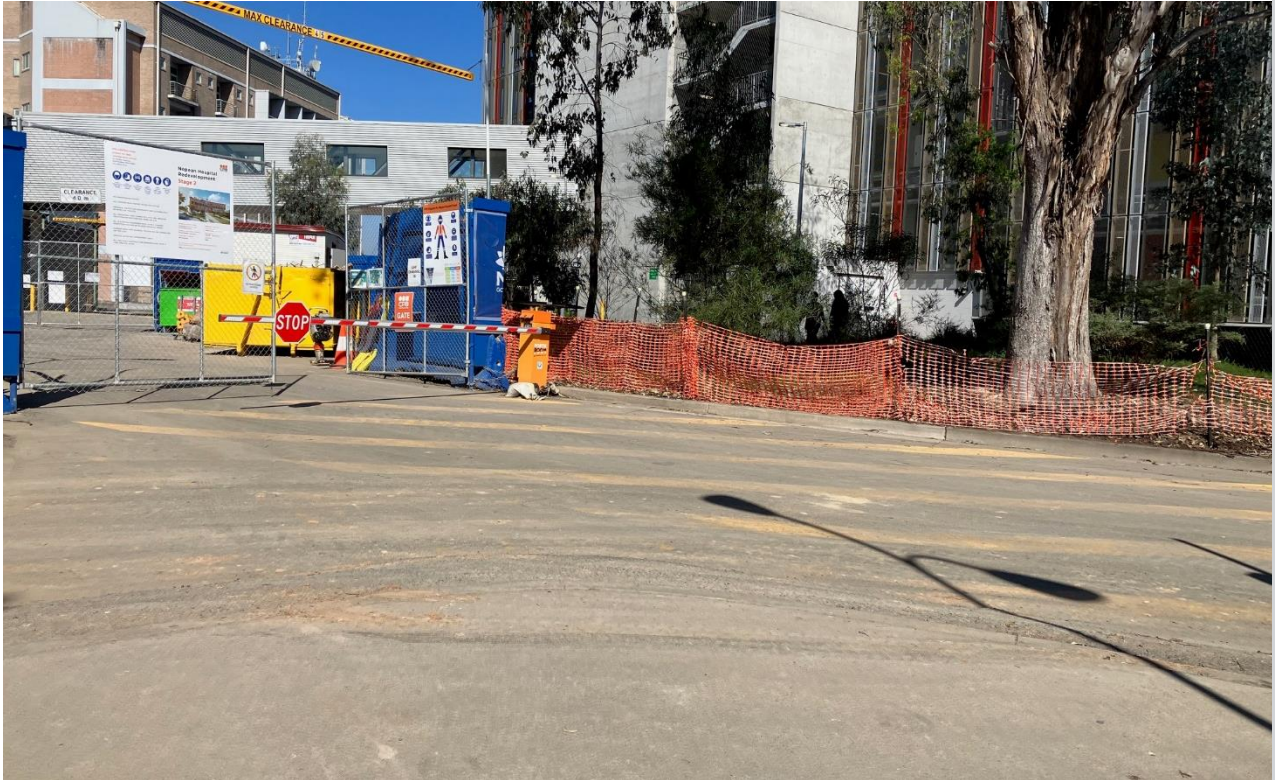


Heavy vehicle access. Area stabilised with rumble grid installed.



Signage for Gate 3 access with site map

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



Project signage as per Condition C1 requirements



Traffic controls in place at Barber Avenue

Nepean Hospital Redevelopment – Stage 2 photos – 4 September 2024



View point of site showing overall good housekeeping.

Nepean Hospital Redevelopment – Stage 2: Site observations – 4 September 2024



Spill kit contained rubbish



Rectified immediately

Nepean Hospital Redevelopment – Stage 2: Site observations – 4 September 2024



Dust observed during some site activities. Refer to NHRS2-02_OFI-06.



General maintenance required at tree protection areas. Refer to NHRS2-02_OFI-05.

Nepean Hospital Redevelopment – Stage 2: Site observations – 4 September 2024



Tree Protection Zone requires clean up of area and removal of hose. Refer to NHRS2-02_OFI-05.



Fenced area did not appear on site environmental map as protected and should be clarified. Refer to NHRS2-02_OFI-05.

Nepean Hospital Redevelopment – Stage 2: Site observations – 4 September 2024



As above, clarification of fenced area as tree roots exposed and appeared be in poor condition. Refer to NHRS2-02_OFI-05.



Large stockpile bordering on tree protection zone. Refer to NHRS2-02_OFI-05.

