



Ryde Hospital Redevelopment

Assessment of HPAC Environmental System Compliance in accordance with
SSD-36778089 Development Consent

Audit Reference:	14064-01
Audit Organisation:	HPAC Pty Ltd (Contractor) TSA Management (Project Manager) Health Infrastructure (Proponent)
Auditors:	Barbara Pater, APP (Lead Auditor) Luis Garzon, APP (Peer Reviewer) Sanan Qasim, APP (Auditing Support)
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This report has been prepared and reviewed in accordance with our quality control system.

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1. Executive Summary

The Ryde Hospital Redevelopment will deliver a new, expanded emergency department and intensive care unit, new theatres, new purpose-built ambulatory care centre, new paediatric short stay unit, more adult overnight inpatient beds and expanded medical imaging, as well as make use of the current services available including the Graythwaite Rehabilitation Centre and historic Denistone House.

This Audit Report presents the outcomes of the initial independent environmental audit of the Ryde Hospital Redevelopment with assessment of environmental controls established by HPAC Pty Ltd against the requirements of State Significant Development conditions SSD-36778089 for the project, in accordance with the Project Staging Report and the Independent Audit Post Approval Requirements (DPE 2020).

The audit was conducted by The APP Group – HSEQ Systems and Auditing (APP) on 12 October 2023 with a review of Schedule 3 Parts A, B, C and Advisory Notes of the SSD-36778089 consent conditions. As per the IAPAR 2020 requirements, the audit was undertaken within 12 weeks of commencement of construction, which was notified as the 14 August 2023. The audit covered the Early and Enabling Works of the redevelopment only with a focus on Milestone 3. Due to the project timeline, and in accordance with the IAPAR 2020, only one (1) audit was required for the Early and Enabling Works, Milestone 3. The main activities observed during the audit were preparations being made for the demolition of the two buildings as part of the scope Chatterry and Cleaners, with the CARES building already demolished.

The outcome of the audit demonstrated that HPAC maintain good controls to address environmental impacts. The following key strengths were noted:

- ▶ Strong collaboration between HPAC and TSA with preparations made to comply with the SSD conditions
- ▶ Document control and record keeping well established, especially for induction records and toolbox talks
- ▶ Demonstrated good housekeeping with the site noted to be clean and tidy throughout
- ▶ Positive attitude to improvement opportunities and recommendations from both HPAC and TSA personnel
- ▶ Robust A-Class Hoarding on hospital grounds secured at each entry point with signage displayed
- ▶ Rumble grid noted to be in good condition with portable dust suppression device available
- ▶ Hardstand installed for internal heavy vehicle route and stabilisation of area at Chatterry works
- ▶ No mud tracking observed on Ryedale Road
- ▶ No complaints received to date.

The independent environmental audit assessed a total of 108 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection.

Site inspection

Three issues were identified during the site inspection as summarised below (refer to [Section 6.4](#) for further details with photos included under [Appendix E](#)):

1. Waste bins onsite were observed to be over capacity. Close out photo was provided following the audit.
2. A sediment fence required repair at the southern boundary of the site. Close out photo was provided following the audit.
3. Sandbags on Ryedale Road were in poor condition. This issue was immediately addressed and closed out during the audit.

Findings

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

- **NC-01** – Condition A2 (Terms of Consent): Based on the non-compliance as raised under Condition A9, this triggers A2(a) as non-compliant. Addressing the requirement as per Condition A9 will automatically address this non-compliance.
- **NC-02** – Condition A9 (Staging): Submission of the Staging Report to the certifier (actioned on the 28 July 2023) was less than one month prior to the commencement of construction (14 August 2023) which exceeds the timeframe requirement as per condition A9. It was acknowledged that the Staging Report was included as part of the Crown Design Verification Certificate and accepted by the Certifier, with lesser timeframes agreed with the Certifier; however, no evidence could be presented during the audit. This triggers a non-compliance.
- **OFI-01** – Condition B11 (Construction Environmental Management Plan): The reviewed plans met the requirements of Condition B11 (a)(viii) regarding waste, however more comprehensive information could be included in the CEMP. There is therefore an opportunity to include more detail within the CEMP regarding waste.
- **OFI-02** – Condition B14 (Construction Waste Management Sub-Plan): Various plans were noted to address the requirements of Condition B14, however, it was unclear how these plans interrelate. There is an opportunity to provide a clearer description of how various plans address Condition B14 regarding waste.
- **OFI-03** – Condition C34 (Waste Storage and Processing): A Register has been developed to record the quantities of each waste type with locations of the disposal locations. There is an opportunity to include additional information, such as the EPL for each location, to demonstrate waste is being transported to licensed facilities.
- **Note** – Condition A21 (Access to Information): A note that once monitoring results are complete for the period, that these are displayed on the project website to remain compliant with Condition A21.

Refer to [Section 6.8](#) and [Appendix D](#) for further detail and status of these findings.

2. Introduction

2.1 Background

The Ryde Hospital Redevelopment officially commenced in 2021 as led by an integrated project team comprising of Health Infrastructure, Northern Sydney Local Health District (NSLHD) and project consultants.

Health Infrastructure will deliver the Ryde Hospital Redevelopment under separate stages: Staged Construction Early and Enabling works, Main Works Stage 1 (remediation, bulk earthworks, and associated services and utilities works), and two stages as part of the SSDA. Stage 1 of the SSDA shall involve the construction of two maximum building envelopes to accommodate a clinical services building, multi-deck car park, at-grade car parking located at Ryedale Road frontage, vehicle access from Ryedale Road and Denistone Road, demolition and vegetation removal, and retention of the existing Blue Gum High Forest. Stage 2 SSDA Development Application is seeking approval for the detailed design, main construction works, and the operation of the hospital, with multiple stages applied throughout construction. A modification to the existing SSD will seek approval to expand the SSDA Stage 1 Works footprint.

SSD-36778089 was approved on the 30 June 2023 with the Early and Enabling Works staged under three milestones. The scope of this audit involved Milestone 3 only, with works including: tree clearing, PRP path construction, and the demolition of the 3 existing buildings – CAREs, Cleaners and Chatterry. Completion of Milestone 3 is anticipated to be mid-November 2023.

As the Proponent, Health Infrastructure has engaged TSA Management (TSA) as the Project Manager for the Ryde Hospital Redevelopment. HPAC Pty Ltd has been appointed by the Proponent through TSA to deliver the Milestone 3 works. TSA on behalf of the Proponent has engaged The APP Group – HSEQ Systems and Auditing (APP) to undertake an independent environmental audit within 12 weeks of commencement of construction. The audit was conducted in compliance with Schedule 3, Condition C43 of the Development Consent SSD-36778089, which states that:

Condition C43: Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

2.2 Project Details

Project Name	Ryde Hospital Redevelopment
Project Application No.:	SSD-36778089
Project Address:	241 Ryedale Road, Denistone
Project Phase:	Early and Enabling Works – Stage 1, Milestone 3
Project Activity Summary:	<p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none"> Demolition: of the CAREs building complete; preparations for both the Chatterry and Cleaners buildings underway.

	<ul style="list-style-type: none"> • Maintenance of the PRP access path which was partly delivered under Milestone 1 (separate contract). • Tree clearing complete.
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2.3 Audit Team

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

Name	Company	Position	Certification
Barbara Pater	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C424613
Luis Garzon	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 121326

The auditor approval letter from DPE for this audit is attached as [Appendix B](#). Independent Audit declaration forms are included as [Appendix C](#).

Sanan Qasim from the APP team undertook an auditing support role during the audit, IMS Certificate No. 14209069-9411663.

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the first independent environmental review of the project in compliance with Development Consent Schedule 3, SSD-36778089 Condition C43, in accordance with the requirements for an independent audit methodology and independent audit report in the Independent Audit Post Approval Requirements (DPE, 2020), and the Project Staging Report (August 2023).

3.2 Audit Scope

The scope of this audit comprised a review of the Project compliance with Schedule 3 SSD-36778089 conditions Parts A, B, C and Advisory Notes, including the following:

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

- ▶ Site inspection conducted on the 12 October 2023
- ▶ Review of the environmental performance on the project
- ▶ Review of environmental records
- ▶ Interviews with site personnel
- ▶ Consultation with stakeholders.

3.2.1 Schedule 2 of the SSD

The APP Group was engaged by TSA Management on behalf of Health Infrastructure to deliver a singular, independent audit for Early and Enabling Works, Milestone 3 only, with applicable conditions falling under Schedule 3 of Development Consent SSD-36778089.

Schedule 2 of the SSD-36778089 applies to Conditions of Consent for Concept Development Application. The Concept Development Application phase will form part of the Main Works which have not yet been triggered, with a commencement of construction date predicted to be sometime in 2024.

The SSD-36778089 Schedule 2 conditions were therefore not included as part of this audit. It is recommended that an audit be actioned to cover the Schedule 2 conditions of SSD-36778089 within the 12-week period of commencement of construction for the Main Works.

3.3 Audit Period

This was the initial independent environmental audit of the project carried out by APP, covering the review of environmental documentation and records within 12 weeks of commencement of construction, noted as 14 August 2023, as per notification of commencement letter to the Department of Planning and Environment.

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, 12 October 2023.

4. Audit Methodology

4.1 Approval of Auditors

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

4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-36778089, Schedule 3 – refer to [Appendix D](#) 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 HPAC and TSA as per the Audit Attendance Sheet ([Appendix A](#)) on 12 October 2023 at 8:45am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 3 Consent Conditions, Project Staging Report, and the Independent Audit Post Approval Requirements (DPE 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-36778089 Schedule 3 conditions,
- ▶ Conduct of a site walk led by HPAC to review implementation of mitigation measures and environmental controls
- ▶ Conduct of the audit based on the checklist with the Conditions of Consent (Schedule 3), interviews with personnel and review of records provided as evidence of compliance, and
- ▶ Discussion of any identified findings and actions noted during the site inspection.

4.3.3 Closing Meeting

The closing meeting was held on 12 October 2023 at 3:15pm with representatives of HPAC, TSA, 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 HPAC and TSA personnel during the conduct of this audit.

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
James Dorn	HPAC	Contract Administrator
Eoin McCarthy	HPAC	Site Manager
Matthew Cassidy	TSA Management	Project Manager

Table 1- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 12 October 2023 at 9:15am with representatives of HPAC, TSA and APP. Three issues were identified during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix F](#).

4.6 Consultation

Consultation with the Department of Planning and Environment (DPE) was sent in advance of the audit to request feedback on the project as per IAPAR 2020 Section 3.2. DPE responded to confirm they did not have

any specific concerns at this time, however, details as to why conditions are excluded in the scope are not relevant to this audit should be included in the audit report.

Refer to Appendix E for a copy of the consultation and Section 3.2.1 in response to the above request from DPE.

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

- Drawing No. RHR-ARC-DR-SSDA_EEW_001, Rev 08, Proposed Site Plan, 22 November 2022
- Drawing No. RHR-ARC-DR-SSDA_EEW_002, Rev 07, Site Plan – Existing, 22 November 2022
- Drawing No. RHR-ARC-DR-SSDA_EEW_003, Rev 08, Demolition Plan, 22 November 2022
- Drawing No. SKI.05, Issue D, Details Sheet 1, 21 July 2022
- Crown Design Verification Certificate 23-015874CDVC1_S6.28_EarlyWorks, 15 August 2023
- Construction Environmental Management Plan (CEMP), reference EN.SEP, Revision 6, 11 August 2023
- Construction Traffic Management Plan (CTMP), Ed 1, Rev 0, 8 August 2023
- Construction Noise and Vibration Management Plan – 2400454, Version B, 15 September 2023 by RWDI
- TSA/Hi Waste Management Plan – Version 03, July 2022
- Construction Management Plan, CMP.1, Rev 3, 14 August 2023
- HPAC Project WHS Management Plan – HS.PMP.6, Revision 6, 7 February 2023
- Ryde Hospital Redevelopment SSDA – Stage 1 Project Staging August 2023
- TSA email – submission of staging report to Philip Chun & Associates (certifier), 28 July 2023
- TSA email to Northern Sydney Local Health District, 23 February 2023
- TSA email, photographic Archival record of the listed Heritage buildings to the City of Ryde Council, 2 August 2023
- HI email Re: SSD-36778089 – Ryde Hospital Redevelopment – Stage 1 Notification of commencement, 4 August 2023
- HI letter Re: SSD-36778089 – Ryde Hospital Redevelopment – Stage 1 Notification of commencement, 4 August 2023
- HI letter Re: SSD-36778089 – Ryde Hospital Redevelopment – Microbat Survey, 22 August 2023
- HI letter SSD-36778089-PA – Heritage Archival Reporting, 11 August 2023
- DPE acknowledgement receipt email, ‘Commencement of Construction for the Ryde Hospital, 27 September 2023
- DPE acknowledgement receipt email, Heritage Archival Recording, 11 August 2023
- DPE Approval letter of independent auditing team, 9 October 2023
- Certifier email to TSA, for Pre-Construction Dilapidation Reports, 18 July 2023
- City of Ryde email (sedimentation and erosion plan), 23 August 2023
- EHG letter (Microbat Survey), ref DOC23/716853, 21 August 2023
- Eco Logical letter (Microbats) ref 23GWS-6530, 28 September 2023
- Heritage NSW letter, Aboriginal Cultural Heritage advice – Ryde Hospital Redevelopment (SSD-36778089)
- HPAC letter to Philip Chun Building Compliance (Certifier), 19 July 2023
- HPAC letter to Philip Chun Building Compliance (Certifier), 1 August 2023
- Redevelopment Concept & Stage 1’, 27 September 2023
- Toolbox talk – tree lopping, 21 August 2023
- Toolbox talk – dust management, 6 September 2023
- Toolbox talk – work area CARES demolition, 14 September 2023
- Toolbox talk – Asbestos Removal Works, 22 September 2023
- Daily prestart record, 22 September 2023
- Site Induction Record No. 271, 13 September 2023
- Site Induction Record No. 272, 14 September 2023
- Site Induction Record No. 312, 12 October 2023
- HPAC Incident Form – WHS: HS.104 – Accident or Damage Incident – Rev 1, 14 September 2023
- Post Approval Form SSD-36778089-PA-1
- Portal Approval Form SSD-36778089-PA-2
- Post Approval SSD-36778089-PA-3
- Internal Building Dilapidation Inspection & Report (Graythwaite external and infrastructure) , 3 February 2023
- Acclaimed Building Consultancy Building Dilapidation Inspection & Report (Graythwaite internal), 14 February 2023



- Acclaimed Building Consultancy Dilapidation Inspection & Report (Denistone House), 21 July 2023
- Acclaimed Building Consultancy Dilapidation Inspection & Report (PRP external and site), 21 July 2023
- Acclaimed Building Consultancy Dilapidations Inspection & Report (Stables), 21 July 2023
- SiteCam report (internal PRP), 9 August 2023
- SiteCam report (Graythwaite Internal building), 26 July 2023
- SiteCam report (Graythwaite External actioned), 14 August 2023
- General Correspondence: TSA-GCOR-002906 Pre-construction Dilapidation Survey - Early Works (Milestone 3 Works) – dilapidation survey for Stables and Denistone House, from TSA to Northern Sydney Local Health District, 4 August 2023
- General Correspondence: ACORCons-GCOR-000709, from ACOR Consultants Pty Ltd, 26 July 2023
- Photographic Archival Recording prepared by Urbis (Heritage Consultant), reference P0034679, Version 2, 9 August 2023
- Noble Works Australia Pty Ltd Demolition Work Plan, 6 September 2023
- Noble Works Australia Pty Ltd Statement of compliance, “Works Subject: Crown Design Verification Certificate Requirements”, 19 July 2023
- Ryde Hospital Redevelopment Microbat Survey report prepared by Eco Logical Australia Pty Ltd, 11 August 2023
- Clearsafe Clearance Certificate, Report No. 40-15650-01-CL, 26 September 2023
- ClearSafe Clearance certificate Report No. 40-15650-01A-ID, 29 September 2023
- Aboriginal Cultural Heritage Assessment by Urbis, ref 01_P0034679_RYDEHOSPITAL_ACHAR, 29 July 2022
- Biodiversity Development Assessment Report (BDAR) by Eco Logical Australia, ref 21WOL_19654, Version 1, 22 July 2022
- Eco Logical Report, 15 September 2023
- Asbestos Management Plan by JBS&G, ref 151116 | 60938, 24 April 2023
- Clearsafe Environmental Solutions Pty Ltd Asbestos Removal Scope of Works, 40-15650-02A-SW, Revision A, 5 October 2023
- Clearsafe Environmental Solutions Pty Ltd Hazardous Materials Removal Scope of Works, 40-15650-01E-SW, Revision E, 1 September 2023
- Clearsafe Environmental Solutions Pty Ltd Air Monitoring Plan, 40-15650-01-MI, Revision 0, 31 August 2023
- Pivot Creative Pty Ltd, Signage design, Version 1, 2 February 2023
- Plant Register HS. 119
- Pre-start checklist verification, 11 October 2023
- Pre-start Report No. 01264, 11 October 2023
- Plant Risk Assessment (NWA), June 2019
- WHSE Inspection record, 5 October 2023
- Waste Tracking Sheet for September 2023
- A Class Hoarding Concrete Counterweight, Drawing No. SK-12.254.18-04, 3 March 2023
- ALERT Notification RWDI – 11 ETM 7397-G email, 29 September 2023
- Noise (monitoring results) 2023-10-04
- Vibration (monitoring results) 2023-10-04
- Arboricultural Impact Assessment Version 4 by ArborViews Australia, 28 February 2023
- Tree Retention and Removal Plan, Rev SDA1, 22 March 2023
- Tree removal and vegetation clearance application form for the period of 21/08/2023 – 23/08/2023
- Disruption Notice No. 35, 28 July 2023
- Workshop calendar invite, 22 August 2023
- Action Arbor Pty Ltd – SWMS sighted, Revision 0, 31 July 2023
- PR147 Air Quality and Dust Management Procedure
- PR146 Managing unexpected heritage items
- Trinitas Group Waste Analysis & Classification. Report: Excavated Natural Material (ENM) Assessment Ryde Hospital, Version 1, 5 May 2023
- Alliance Geotechnical Pty Ltd (sampling), 6 February 2023

- Alliance Geotechnical Pty Ltd Report No: P233355-3, 28 February 2023
- Alliance Geotechnical Pty Ltd (sampling), 25 August 2023
- Alliance Geotechnical Pty Ltd Report No: P233355-12, 18 September 2023
- Boral validation statement, 30 September 2023
- Sediment and Erosion Control Plan, Drawing No. 22R96_CC_SE10, Rev C, 11 August 2023
- Sediment and Erosion Control Details, Drawing No. 22R96_CC_SE11, Rev B, 28 July 2023
- Henry & Hymas, H&H Consulting Engineers Pty Ltd Civil Consultant letter, ref A22R96-C1/af, 21 August 2023
- HPAC Form Emergency Drill 6 March 2023
- HPAC Form Emergency Drill, 6 September 2023
- Grasshopper waste report: HPAC Pty Ltd (Denistone Road) (2481-024) 2023-05
- Grasshopper waste report: HPAC Pty Ltd (Ryde Hospital) (2481-024) 2023-06
- Grasshopper waste report: HPAC Pty Ltd (Ryde Hospital) (2481-024) 2023-08
- ADL Metal Pty Ltd, PO: 00001433, 6 September 2023
- Top Dollar Metal, Docket No. 00050476, 15 September 2023
- Sell & Parker Pty Ltd, Docket No. 10426831, 14 September 2023
- Sell & Parker Pty Ltd, Docket No. 10427611, 14 September 2023
- Bingo Waste Services, Docket No. AUB0241121-1, 3 March 2023
- Bingo Waste Services, Docket No. AUB0241466-1, 6 March 2023
- Benedict Recycling, Docket No. B-665652, 6 September 2023
- Bingo Waste Services, Docket No. GEN1652468-1, 8 August 2023
- Noble Works Australia Pty Ltd WRAP Report Ryde Hospital – September 2023
- Removal of asbestos for the period of 6 July 2023 to 25 October 2023 by licenced contractor, licence No. 213612 for Class A / ASA and Class B / ASB.
- Service NSW notification, Long Service Levy, reference: HI22481, 25 February 2023
- Einzig Industries – review on SWMS by HPAC + copy of Asbestos Removal Control Plan Licence: AD213612, 21 September 2023
- Einzig Asbestos Removal and Demolition – SWMS approved 21 September 2023
- SWMS for Proview (scaffolding), 3 October 2023
- SafeWork notification, reference number: 943R-00383090-01, 26 June 2023.

6. Audit Findings

6.1 Assessment of Compliance

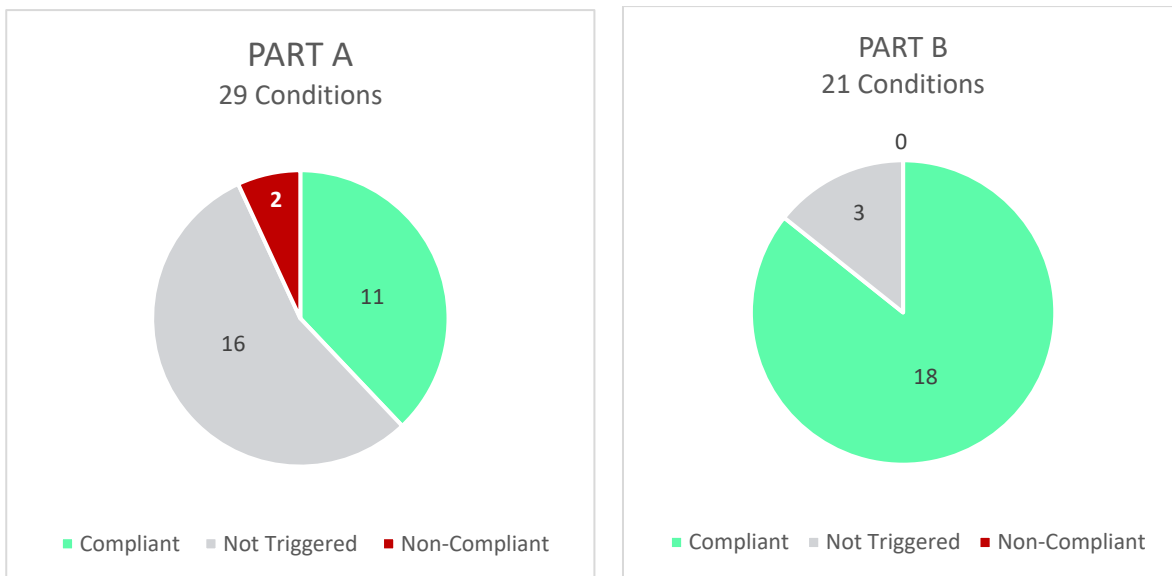
This audit was completed to assess the implementation of the Construction Environmental Management Plan and sub-plans, as well as environmental controls established by HPAC for the Ryde Hospital Redevelopment, Early and Enabling Works, Milestone 3, against Development Consent SSD-36778089, Schedule 3 (108 conditions).

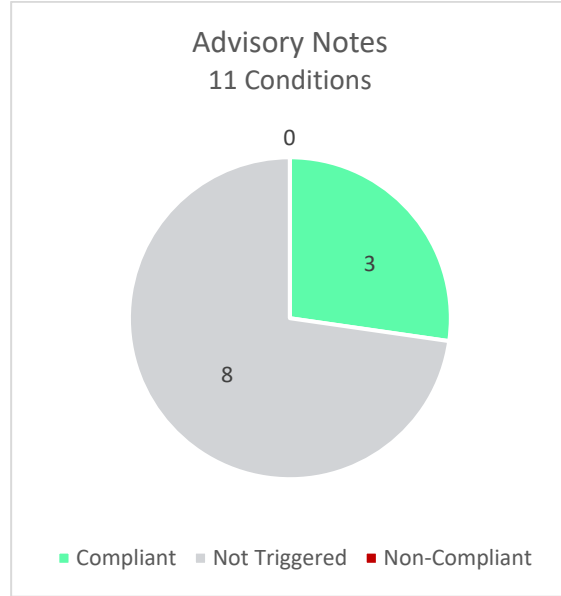
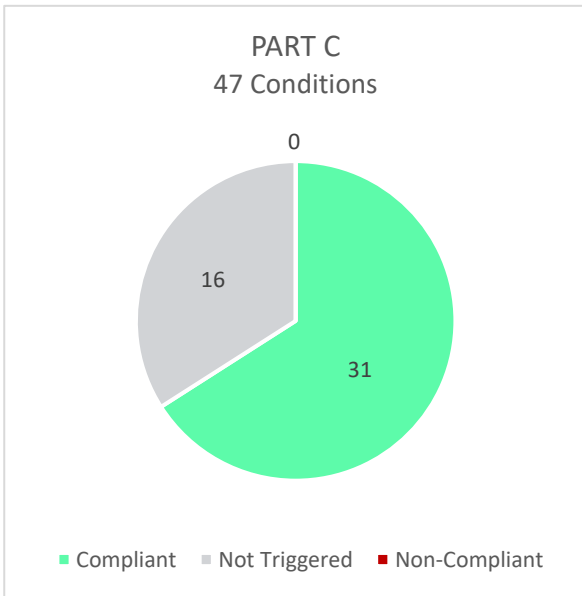
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	63
Non-Compliant	2
Not Triggered	43
Total	108

Table 3- Summary of Findings

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





6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

HPAC and TSA noted that no agency notices, orders, penalty notices or prosecutions were issued, and no reportable environmental incidents were recorded during the audit period.

6.2.2 Complaints

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

6.2.3 Non-Compliances

No non-compliances have been raised on the project since its commencement.

6.3 Previous Audit Findings

This was the initial independent environmental audit, therefore there are no previous findings to note.

6.4 Audit Site Inspection

A site inspection was conducted of the construction areas with representatives of HPAC, TSA Management and APP to review the effectiveness of environmental mitigation measures implemented.

Observations of the site walk included:

- ▶ Signage in place with fencing and shade cloth at Ryedale Road. Contains project details and contact numbers.
- ▶ Waste bins available throughout the site.
- ▶ Hoarding installed within the site to clearly separate the site boundary within the hospital grounds, including signage e.g., at the Chatterly building.
- ▶ Rumble grid installed. No evidence of dust at the time of the inspection. Portable high pressure water device available for dust suppression.

- ▶ Noise and vibration monitor installed alongside heritage building, Denistone House.
- ▶ Spill kits available at point of use.
- ▶ Erosion and sedimentation controls established as per Site Environmental Plan. Protection of pit drains and sediment basin installed.
- ▶ Restricted access at all site gates.
- ▶ Designated heavy vehicle access with no mud tracking observed during inspection.
- ▶ Stabilised areas for heavy vehicles within the site boundary.

Three issues were raised during the site inspection as follows:

Ref	Condition	Issue
ISS-01	C31: Waste Storage and Processing 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.	During the site inspection it was observed that waste bins onsite were at full capacity. Close out evidence was provided on the 18-Oct-23. Refer to photos.
ISS-02	C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	The sediment fence along the south site boundary at the Chatterry requires repair. Close out evidence was provided on the 18-Oct-23. Refer to photos.
ISS-03	C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Sandbags in place at Ryedale Road at the heavy vehicle access/egress were in poor condition. This issue was addressed immediately and closed out during the audit. Refer to photos, including close out.

Table 4- Site Issues

Photos of the site inspection are included in Appendix F.

6.5 Suitability of Plans and the Environmental Management System

HPAC has established and maintains an Environmental Management System as developed in accordance with AS/NZS ISO 14001: 2015 - Environmental Management Systems, which formed a basis for the development of their specific project Construction Environmental Management Plan (CEMP) and sub-plans. A Construction Management Plan has also been developed for the project which addresses the main project components and covers the areas of quality, safety, and environment.

Following investigations into the status of the site for Aboriginal Cultural Heritage as per Urbis Report dated July 2022, it was concluded that no Aboriginal objects or places will be harmed by the proposed works with appropriate consultation undertaken with Heritage NSW. It was determined that a separate sub-plan for Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP as per condition B15) was not required for the Early and Enabling Works phase (particularly Milestone 3), with the Urbis recommendations adopted into the main body of the CEMP. An ACHMSP will be developed at a later stage of the project when triggered.

Measures identified in the Biodiversity Development Assessment Report (BDAR) by Eco Logical Australia on 22 July 2022 have been included in the main CEMP to address the requirements for the Biodiversity Management Sub-Plan (condition B16). An Asbestos Management Plan, developed by JBS&G on 24 April 2023, is supported by Clearsafe Environmental Solutions procedures for asbestos removal, with Noble Works having developed the Demolition Work Plan, areas which are significant to the scope of Milestone 3 works.

Implementation of the Construction Environmental Management Plan, Sub-Plans and relevant standalone plans were verified during the review of records and as demonstrated during the site inspection. The outcome of the audit identified improvement opportunities regarding waste – refer to [Section 6.8 – Audit Findings and Appendix D – Audit Checklist](#), and as per site issues ([Section 6.4](#)), with the remaining plans deemed suitable for the Milestone 3 works.

6.6 Actual and Predicated Impacts

6.6.1 Traffic and Transport

HPAC have developed and implement a Construction Traffic Management Sub-Plan. No parking is available onsite with personnel advised to use public transport, noting that there are currently around five team members. Heavy vehicles access and exit the site on Ryedale Road (southbound – left in, left out only) and are wholly contained within the project boundary when onsite. There have been no complaints received to date and no permits or work zones have been required.

6.6.2 Aboriginal and Cultural Heritage

Denistone House is adjacent to the demolition of Cleaners building. As part of its preservation during Milestone 3 works, a noise and vibration monitor has been installed in preparation for demolition (demolition of the Cleaners building had not yet occurred at the time of the audit with preparations being made). No Aboriginal finds or additional heritage items have been found during the works, with no bulk excavation occurring as part of the scope. Procedures are in place for all unexpected finds.

6.6.3 Biodiversity and Bushfire

Milestone 3 works have had no impact on the adjacent Blue Gum High Forest with the required bushfire APZ falling under a scientific licence under Milestone 2. A microbat survey was actioned, and it was confirmed by Eco Logical Australia that no microbats or habitats were present within the buildings to be demolished.

6.6.4 Tree Removal

Tree clearing has been undertaken as per SSD requirements and Tree Removal and Retention Plan with an expert fauna handler present during tree removal. The tree lopping process was implemented as evidenced. All tree clearing is complete under Milestone 3.

6.6.5 Acoustic Impact

As per Aboriginal and Cultural Heritage above, a noise and vibration monitor has been installed for Denistone House. No hammering equipment will be used during the demolition of the Milestone 3 buildings with most of the works being undertaken by hand and using excavators. Hoarding has been installed along the main boundaries within the hospital grounds with a pedestrian walkway to be temporary closed during the demolition of the Cleaners building to reduce noise impacts.

6.6.6 Other impacts

HPAC have developed an erosion and sediment control plan which they implement onsite including a sediment basin, sediment fencing, rumble grid, and protection of pit drains.

Stormwater, Geotechnical and Groundwater Investigations, Visual Impact and Wind Impacts as part of the EIS are not applicable to the scope of Milestone 3 works.

6.7 Key Strengths

The outcome of the audit demonstrated that HPAC maintain good controls to address environmental impacts. The following key strengths were noted:

- ▶ Strong collaboration between HPAC and TSA with preparations made to comply with the SSD conditions
- ▶ Document control and record keeping well established, especially for induction records and toolbox talks
- ▶ Demonstrated good housekeeping with the site noted to be clean and tidy throughout
- ▶ Positive attitude to improvement opportunities and recommendations from both HPAC and TSA personnel
- ▶ Robust A-Class Hoarding on hospital grounds secured at each entry point with signage displayed
- ▶ Rumble grid noted to be in good condition with portable dust suppression device available
- ▶ Hardstand installed for internal heavy vehicle route and stabilisation of area at Chatterly works
- ▶ No mud tracking observed on Ryedale Road
- ▶ No complaints received to date.

6.8 Audit Findings and Recommendations

Implementation of HPAC's Environmental Management Plan and sub-plans were verified to be mostly in compliance with Development Consent SSD-36778089. Refer to the attached [Appendix D](#) for full details of the completed audit checklist.

Two non-compliances and three opportunities for improvement were identified during the audit. Findings raised, including notes, are as summarised overpage.

Reference	Condition	Audit Findings / Recommendation	Applicant's response to findings	Status of finding
NC-01	<p>A2 Terms of Consent</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent</p>	Based on the non-compliance as raised under Condition A9, this triggers A2(a) as non-compliant. Addressing the requirement as per Condition A9 will automatically address this non-compliance.	Acknowledged. Close out of Condition A9 will address this finding.	Close out of this finding will occur upon confirmation from DPE.
NC-02	<p>A9 Staging</p> <p>The project (Stage 1) may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction.</p>	Submission of the Staging Report to the certifier (actioned on the 28 July 2023) was less than one month prior to the commencement of construction (14 August 2023) which exceeds the timeframe requirement as per condition A9. This triggers a non-compliance.	Non-Compliance accepted. Corrective action undertaken: included timeframes and dates of notifications as part of the project's SSD Conditions Matrix to prevent recurrence.	Close out of this finding will occur upon confirmation from DPE.
OFI-01	<p>B11 Construction Environmental Management Plan</p> <p>The CEMP must include, but not be limited to, the following:</p> <p>(a)(viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations</p>	The reviewed plans met the requirements of Condition B11 (a)(viii) regarding waste, however more comprehensive information could be included in the CEMP. There is an opportunity to include more detail within the CEMP regarding waste.	CEMP has been updated as Rev 7 dated 13 October 2023. It now includes details of quantities for each waste type and disposal locations as per Section 12. Updated CEMP will be submitted as per condition requirements.	Close out of this finding will occur following submission and acceptance of the CEMP by the Certifier.
OFI-02	<p>B14 Construction Waste Management Sub-Plan</p> <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(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;</p>	Various plans were noted to address the requirements of Condition B14, however, it was unclear how these plans interrelate. There is an opportunity to provide a clearer description of how various plans	CEMP has been updated as Rev 7 dated 13 October 2023. It now includes details of quantities for each waste type, locations for disposal and recycling, and reference to the JBS&G Remediation	Close out of this finding will occur following submission and acceptance of the CEMP by the Certifier.

Reference	Condition	Audit Findings / Recommendation	Applicant's response to findings	Status of finding
	(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.	address Condition B14 regarding waste.	Action Plan for contamination status as per Section 12. Updated CEMP will be submitted as per condition requirements.	
OFI-03	C34 Waste Storage and Processing 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.	A Register has been developed to record the quantities of each waste type with locations of the disposal locations. There is an opportunity to include the EPL for each location to demonstrate waste is being transported to licensed facilities.	Ryde Hospital Redevelopment Exported Materials Docket Tracking Schedule as dated 13 October 2023 now includes the EPL number against each waste facility. Updated register will be continue to be implemented.	Updated register with EPL numbers added provided as evidence prior to finalisation of the audit report. This finding is now addressed and closed.
Note-01	A21 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: <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent (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 	A note that once monitoring results are complete for the period, that these are displayed on the project website to remain compliant with Condition A21.	Noted. Monitoring reports are being prepared for upload.	Air monitoring results were made publicly available prior to the finalisation of the audit report and will continue to be maintained.

Table 4- Findings

Appendix A- Audit Attendance Sheet





Audit Attendance Sheet

Project	Ryde Hospital Redevelopment	Audit No.	# 14064 - 01
Auditee	TSA Management (PM) HPAC (Contractor)	Lead Auditor	Barbara Pater
Location	HPAC Site Office, 241 Ryedale Road, Denistone NSW		
Opening Meeting Date & Time	12 October 2023, 8:45am		
Closing Meeting Date & Time	12 October 2023, 4:00pm 3:15pm		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Barbara Pater	APP	Lead Auditor	<i>BP</i>	<i>BP</i>
Sanan Qasim	APP	Junior Auditor	<i>SQ</i>	<i>SQ</i>
Mathew Cassidy	TSA	PM	<i>MC</i>	<i>MC</i>
Eoin FeCarthy	HPAC	Site Manager	<i>EFC</i>	<i>EFC</i>
James Dorn	HPAC	Contract Admin	<i>JD</i>	<i>JD</i>

- At the Audit Opening Meeting:
- ▶ Confirm audit purpose, scope, timetable, activities, closing meeting time
 - ▶ Clarify unclear details of audit plan and checklist

Appendix B – Approval of Auditors

Department of Planning and Environment



Our ref: SSD-36778089-PA-5

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval and Compliance)
Health Infrastructure

Sent via the Major Projects Portal only

09/10/2023

Subject: Ryde Hospital Redevelopment Stage 1 (SSD-36778089) - Independent auditor nomination

Dear Ms Saunders

Reference is made to your submission, SSD-36778089-PA-5, requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct the Independent audits for the Ryde Hospital Redevelopment Stage 1, submitted as required by Schedule 3, Condition C42 of SSD-36778089 (the **consent**) to NSW Department of Planning and Environment (**NSW Planning**) on 22 September 2023.

In accordance with Schedule 3, Condition C42 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following independent auditors:

- Luis Garzon, APP
- Barbara Pater, APP

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

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

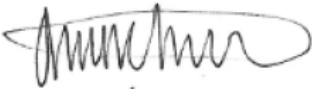
NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Department of Planning and Environment



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

Yours sincerely

A handwritten signature in black ink, appearing to read "Thomas Minchin".

Thomas Minchin
A/Team Leader - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix C – Independent Audit Declarations

Independent Audit Declaration Form

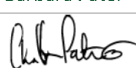
Project Name:	Ryde Hospital Redevelopment
Consent Number:	SSD- 36778089
Description of Project:	<p>Ryde Hospital Redevelopment including:</p> <ul style="list-style-type: none"> • a concept proposal comprising: <ul style="list-style-type: none"> ○ maximum building envelopes for two buildings (a clinical services building and a multi-deck carpark); ○ maximum gross floor area of 40,000sqm for the clinical services building; ○ refurbishment and re-use of existing buildings, including heritage buildings; and ○ associated vehicle access, at-grade parking and landscape areas. • Stage 1 works comprising: <ul style="list-style-type: none"> ○ demolition of three buildings, clearing and tree removal; ○ remediation of part of the site, bulk earthworks and shoring; ○ establishment of construction access; and ○ termination of building services and augmentation of utilities.
Project Address:	Ryde Hospital, 1 Denistone Road, Denistone
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	20 October 2023

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

Independent Audit Declaration Form

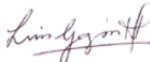
Project Name:	Ryde Hospital Redevelopment
Consent Number:	SSD- 36778089
Description of Project:	<p>Ryde Hospital Redevelopment including:</p> <ul style="list-style-type: none"> • a concept proposal comprising: <ul style="list-style-type: none"> ○ maximum building envelopes for two buildings (a clinical services building and a multi-deck carpark); ○ maximum gross floor area of 40,000sqm for the clinical services building; ○ refurbishment and re-use of existing buildings, including heritage buildings; and ○ associated vehicle access, at-grade parking and landscape areas. • Stage 1 works comprising: <ul style="list-style-type: none"> ○ demolition of three buildings, clearing and tree removal; ○ remediation of part of the site, bulk earthworks and shoring; ○ establishment of construction access; and ○ termination of building services and augmentation of utilities.
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Proponent:	NSW Health Infrastructure
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Date:	20 October 2023

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- iv. I have acted professionally, objectively and in an unbiased manner;
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- 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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- 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:	Luis Garzon
Signature:	
Qualification:	Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Independent Audit Post Approval Requirements | May 2020



Independent Audit Declaration Form


Project Name:	Ryde Hospital Redevelopment
Consent Number:	SSD- 36778089
Description of Project:	<p>Ryde Hospital Redevelopment including:</p> <ul style="list-style-type: none"> • a concept proposal comprising: <ul style="list-style-type: none"> ○ maximum building envelopes for two buildings (a clinical services building and a multi-deck carpark); ○ maximum gross floor area of 40,000sqm for the clinical services building; ○ refurbishment and re-use of existing buildings, including heritage buildings; and ○ associated vehicle access, at-grade parking and landscape areas. • Stage 1 works comprising: <ul style="list-style-type: none"> ○ demolition of three buildings, clearing and tree removal; ○ remediation of part of the site, bulk earthworks and shoring; ○ establishment of construction access; and ○ termination of building services and augmentation of utilities.
Project Address:	Ryde Hospital, 1 Denistone Road, Denistone
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	20 October 2023

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:	Sanan Qasim
Signature:	
Qualification:	Junior Environmental Auditor and Auditing Support
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Independent Audit Post Approval Requirements | May 2020



Appendix D – Audit Checklist

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating																
1.	PART A		ADMINISTRATIVE CONDITIONS																			
1.1.	A	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 of the development.</p>	Based on the outcome of the audit and environmental controls observed during the site inspection, no material harm was noted as a result from the Milestone 3 works.		Compliant																
1.2.	A	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, AR1, the RtS and AR2; and (d) in accordance with the approved plans in the table below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left;">Architectural Plans prepared by STH Health Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>RHR-ARC-DR-SSDA_EEW_001</td> <td>08</td> <td>Proposed Site Plan</td> <td>11/11/2022</td> </tr> <tr> <td>RHR-ARC-DR-SSDA_EEW_002</td> <td>07</td> <td>Site Plan – Existing</td> <td>11/11/2022</td> </tr> </tbody> </table>	Architectural Plans prepared by STH Health Architects				Dwg No.	Rev	Name of Plan	Date	RHR-ARC-DR-SSDA_EEW_001	08	Proposed Site Plan	11/11/2022	RHR-ARC-DR-SSDA_EEW_002	07	Site Plan – Existing	11/11/2022	<p>The outcome of the audit determined the following:</p> <ul style="list-style-type: none"> (a) Conditions of this consent were not fully met – refer to non-compliance. (b) No written directions from the Planning Secretary required to be complied with. (c) Based on the evidence presented the development is being met generally in accordance with the EIS, AR1, RtS and AR2. (d) Approved plans include: <ul style="list-style-type: none"> • Drawing No. RHR-ARC-DR-SSDA_EEW_001, Rev 08, Proposed Site Plan, 22 November 2022 • Drawing No. RHR-ARC-DR-SSDA_EEW_002, Rev 07, Site Plan – Existing, 22 November 2022 • Drawing No. RHR-ARC-DR-SSDA_EEW_003, Rev 08, Demolition Plan, 22 November 2022 • Drawing No. SKI.05, Issue D, Details Sheet 1, 21 July 2022. 	<p>Based on the non-compliance as raised under Condition A9, this triggers A2(a) as non-compliant. Addressing the requirement as per Condition A9 will automatically address this non-compliance.</p>	Non-Compliant
Architectural Plans prepared by STH Health Architects																						
Dwg No.	Rev	Name of Plan	Date																			
RHR-ARC-DR-SSDA_EEW_001	08	Proposed Site Plan	11/11/2022																			
RHR-ARC-DR-SSDA_EEW_002	07	Site Plan – Existing	11/11/2022																			

ID No	SSD Part & Req. No.		SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			RHR-ARC-DR-SSDA_EEW_003	08	Demolition Plan	11/11/2022	<ul style="list-style-type: none"> SK2.01_Rev D - Not applicable for Milestone 3. Applicable to Main Works. SK3.01_Rev D - Not applicable for Milestone 3. Applicable to Main Works. SK5.01_Rev D - Not applicable for Milestone 3. Applicable to Main Works. 		
Civil Engineering Plans prepared by ACOR Consultants									
Dwg No.	Rev	Name of Plan	Date						
SK1.05	D	Details Sheet 1	21.07.2022						
SK2.01	D	Bulk Earthworks Plan	21.07.2022						
SK3.01	D	Stormwater Management Plan	08.04.2022						
SK5.01	D	Soil Erosion and Sediment Control Plan	08.04.2022						
1.3.	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 				No written directions received from DPE. The Department of Planning and Environment requested that details be included in the Independent Audit Report as to why Schedule 2 of SSD-36778089 have not been included as part of the audit scope. This direction was made directly to the auditor and not the Applicant. Schedule 2 confirmed as under main works for building 19 demolition, bulk earthworks and other services and will form part of modification SSD Mod 1 (currently in application stage).		Not Triggered
1.4.	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2. In the event of an				No inconsistencies, ambiguities, or conflicts. Response to Submissions process followed.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			inconsistency, ambiguity or conflict between any of the documents listed in condition A2 the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
1.5.	A	A5	Limits of Consent This consent lapses five years after the date of consent unless works are physically commenced.	The Development Consent is as signed on 30 June 2023. This consent has not yet lapsed.		Not Triggered
1.6.	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	As per Crown Design Verification Certificate 23-015874CDVC1_S6.28_EarlyWorks dated 15 August 2023.		Compliant
1.7.	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes to date.		Not Triggered
1.8.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	As per conditions: <ul style="list-style-type: none"> • B3: Pre-Construction Dilapidation Report – Protection of Public Infrastructure • B12: Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 		Compliant

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		(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. 	<ul style="list-style-type: none"> • B15: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) • AN11: Handling of Asbestos <p>Consultation with the relevant parties has been undertaken as evidenced.</p>		
1.9.	A A9	Staging The project (Stage 1) may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction.	Ryde Hospital Redevelopment SSDA – Stage 1 Project Staging August 2023 staging report has been prepared is available on the project website. Email sighted – submission of staging report to Philip Chun & Associates (certifier) dated 28 July 2023. Crown Design Verification Certificate (CDVC) 23-015874_S6.28 dated 15 August 2023 for the Ryde Hospital Redevelopment – Early Works Stage 1 includes staging report as Item 1.	Submission of the Staging Report to the certifier (actioned on the 28 July 2023) was less than one month prior to the commencement of construction (14 August 2023) which exceeds the timeframe requirement as per condition A9. This triggers a non-compliance.	Non-Compliant
1.10.	A A10	A Staging Report prepared in accordance with condition A9 must: <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, 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; (b) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (c) specify how compliance with independent auditing requirements will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative 	Ryde Hospital Redevelopment SSDA – Stage 1 Project Staging Report August 2023 includes: <ul style="list-style-type: none"> (a) Section 2 – Overview of the Approved Development – Stage 1 which describes the Concept Proposal and Physical Stage 1 works. Section 3 – Further proposed Approved Developments includes 3.1 SSDA Modification for Stage 1 works, and 3.2 SSDA Stage 2. Table 1 goes into further detail of the project staging, scope, and timeframe for Early and Enabling Works – Milestone 1, 2 and 3, and Main Works Stage 1, 2 and 3. (b) As per Section 4 – Compliance across each of the Construction stages 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			impacts arising from the proposed staging.	(c) As per Section 5 – Auditing Requirement Achievement (d) As per Section 6 – Cumulative Impact Management. Follow up email sighted from Philip Chun Building Compliance dated 28 July 2023, confirming that the staging report meets the intentions of condition A9 and A10 of the development consent SSD-36778089.		
1.11.	A	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 project is currently being constructed under the Early and Enabling Works (Milestone 3) as per Staging Report.		Compliant
1.12.	A	A12	Where construction is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	The project is currently being constructed under the Early and Enabling Works (Milestone 3) as per Staging Report. It is noted that the Concept Stage as part of the approved SSD, Schedule 2 – won't be triggered until Main Works.		Compliant
1.13.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to 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	(a) Plans have been developed for Milestone 3 include CEMP, CTMP as required by the consent conditions. Milestone 3 drawings are as follows: <ul style="list-style-type: none"> RHR-ARC-DR-SSDA_EEW_001(08) RHR-ARC-DR-SSDA_EEW_002(07) RHR-ARC-DR-SSDA_EEW_003(08) SK1.05_Rev D 		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>Modification as per Staging Report Section 3 – Further proposed Approved Developments, are applicable to Main Works only.</p> <p>(b) No combining of strategies of plans required. The adoption of wording relevant to Aboriginal Cultural Heritage and Biodiversity was included as part of the Construction Environmental Management Plan, however the requirements for these plans do not apply to Milestone 3.</p> <p>(c) Status of plans, drawings or programs are current and have not required an update.</p>		
1.14.	A 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.	Not required, plans are as originally developed and have not undergone any changes.		Not Triggered
1.15.	A 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.	No requirement for DPE approval regarding additional consultation outside of the requirements of condition A8.		Not Triggered
1.16.	A 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.	Plans have not been updated since commencement and continue to be implemented. Communicated through induction, toolbox talks, and inspections.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
1.17.	A	A17	<p>Design and Construction for Bush Fire</p> <p>Any changes to services, including water, electricity and gas, are to comply with Planning for Bush Fire Protection 2019.</p>	<p>Bushfire planning falls under Milestone 2 under a scientific licence which is not yet triggered. No changes will be required for services.</p> <p>This is not applicable to Milestone 3.</p>		Not Triggered
1.18.	A	A18	<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>As per Crown Design Verification Certificate (CDVC) 23-015874_S6.28 dated 15 August 2023 for the Ryde Hospital Redevelopment – Early Works Stage 1, implementation of management plans.</p>		Compliant
1.19.	A	A19	<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 to date.</p> <p>Refer to Microbat Survey under Condition B9, however all obligations are as per SSD conditions.</p>		Not Triggered
1.20.	A	A20	<p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data</i></p>	<p>This is the first independent environmental audit covering Early and Enabling Works, Milestone 3 only which is carried out in accordance with the IAPAR 2020.</p> <p>Refer to monitoring records for noise and vibration.</p> <p>No incidents or non-compliances to date.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p><i>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>			
1.21.	A	A21	<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>(b) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) (a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any 	<p>All the required information as reviewed at the time of the audit is available on the project website: Ryde Hospital Redevelopment - Health Infrastructure NSW.</p> <p>(a)</p> <ul style="list-style-type: none"> i) Proposed Site Plan, Site Plan – Existing, Demolition Plan and drawings are available on the website. Management plans, e.g., CEMP, CTMP, Soil erosion and sediment control plan as part of the CEMP. Bulk earthworks plan, stormwater management plan for main works is not applicable for Milestone 3. ii) Development consent conditions is available on website. iii) Approved drawings include: <ul style="list-style-type: none"> • Drawing No. RHR-ARC-DR-SSDA_EEW_001, Rev 08, Proposed Site Plan, 22 November 2022 • Drawing No. RHR-ARC-DR-SSDA_EEW_002, Rev 07, Site Plan – Existing, 22 November 2022 • Drawing No. RHR-ARC-DR-SSDA_EEW_003, Rev 08, Demolition Plan, 22 November 2022 • Drawing No. SKI.05, Issue D, Details Sheet 1, 21 July 2022. iv) regular reporting on the environmental performance of the development is not available on the website, however 	<p>Note-01:</p> <p>A note that once monitoring results are complete for the period, that these are displayed on the project website to remain compliant with Condition A21.</p>	Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			independent audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and (c) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the completion of Stage 1 works.	monitoring has only just commenced. Refer to note. v) a comprehensive summary of the monitoring results of the development is not yet available as monitoring has only just commenced. Refer to note. vi) Project status – Planning vii) Contact details is available. viii) Complaints register is available with the latest update on 29 September 2023. ix) This is the first independent environmental audit on the development. x) No further requests have been made from the Planning Secretary. (b) Information on the website was noted to be current and up to date at the time of this audit.		
1.22.	A	A22	<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>Toolbox talks are actioned on site to ensure conditions of consent are being met.</p> <p>Tree lopping 21 August 2023 presented as evidence – attended by Action Arbor, NWA, 360 (labour hire), signed by site manager 23 August 2023.</p> <p>Asbestos Removal Works toolbox – 22 September 2023, attended by NWA and Einzig to address items brought up during regular inspection and reiterating management plans. Reference made to Demo Work Plan V9.</p> <p>Also attached is the daily prestart record as dated 22 September 2023.</p> <p>Induction paperwork per staff. Sighted Site Induction Record HS.114.1 No. 272, for NWA personnel. Environmental section includes waste</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>management, contaminated soil management, paint waste management, noise and vibration management, cleaning roads management, contaminated stormwater management, de-watering work sites management, dust control management, stockpile and batters management, protection of flora and fauna. Signed by worker and HPAC Management, 14 September 2023.</p> <p>Environmental policies and Risk Management policies noted. Consultation is noted as per weekly site WHSE inspections and toolbox meetings. Safe systems of work includes plant and equipment, traffic management. Copy of licence.</p> <p>Einzig/NWA personnel record also sighted (asbestos remover), No. 271 dated 13 September 2023.</p> <p>Work area care's demolition. Dated: 14/9/23 Time: 7 am. Agenda: Actions from last meeting: Review demolition around live services. Minutes sighted including care's demolition hold point, demolition work plan, review methodology etc. Signed dated: 14/9/23</p> <p>Dust Management toolbox talk dated 6 September 2023, Time: 8 am. Minutes included use of water suppression, use of PPE dust mask, vehicle speed must not exceed 10 km/hr, etc. signed by site manager and participants.</p> <p>Site induction #312. Worker's occupation: asbestos removal. Company: PURE</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				Signed 12/10/23. Asbestos removal card, white card and DL attached with induction. Asbestos Removalist Name noted; Course: Asbestos Removable (Friable Asbestos) Course No. 8036. Cert No. 5582566. Date of Training: 8/5/2003. South Western Sydney Institute Macquire Fields college. Pre-Start #311. Signed 12/10/23 Name noted, for: Asbestos Removal Training completed: 26/10/2017 Cert No. 17016 by Sydney Safety RTO Code: 40992.		
1.23.	A	A23	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No environmental incidents. One safety incident recorded involving a utility vehicle damaging a fire hydrant, HPAC Incident Form – WHS: HS.104 – Accident or Damage Incident – Rev 1 completed on 14 September 2023. No injuries sustained and no requirement to notify SafeWork NSW.		Not Triggered
1.24.	A	A24	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents requiring notification.		Not Triggered
1.25.	A	A25	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	No non-compliances to date. Internally there was an issue regarding Asbestos works – with worker unclear of implementation of plan – action was to go back to look at the methodology through a toolbox talk: Asbestos		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			projects portal within seven days after they identify any non-compliance.	Removal Works toolbox – 22 September 2023, attended by NWA and Einzig to address items brought up during regular inspection and reiterating management plans. Reference made to Demo Work Plan V9. However, this was not as a result of a non-compliance, but rather a preventative measure.		
1.26.	A	A26	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.	No non-compliances.		Not Triggered
1.27.	A	A27	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances or incidents requiring notification.		Not Triggered
1.28.	A	A28	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under condition A24; (b) the submission of an Independent Audit under condition 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 A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary</p>	<ul style="list-style-type: none"> (a) No incidents requiring notification. (b) This is the first independent audit of the development. (c) No modifications applicable to Stage 1 (d) No written directions received from DPE. 		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			and the Certifier must be notified in writing that a review is being carried out.			
1.29.	A	A29	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>It is noted in the Staging Report that a modification is undergoing approval – however this for Main Works and will fall under a different stage. This condition is currently not triggered.</p>		Not Triggered
2.	PART B		PRIOR TO COMMENCEMENT OF A CONSTRUCTION			
2.1.	B	B1	<p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.</p>	<p>Email “Re: SSD-36778089 – Ryde Hospital Redevelopment – Stage 1 Notification of commencement” presented, dated 4 August 2023 with letter and portal receipt attached, stating the work is due to commence 14 August 2023. Post Approval Form SSD-36778089-PA-1 also sighted. Acknowledgement receipt email, ‘Commencement of Construction for the Ryde Hospital Redevelopment Concept & Stage 1’ from DPE sighted, dated 27 September 2023.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
2.2.	B	B2	If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	As per B1, email “Re: SSD-36778089 – Ryde Hospital Redevelopment – Stage 1 Notification of commencement” presented, dated 4 August 2023 stating the work is due to commence 14 August 2023 with letter and portal receipt attached.		Compliant
2.3.	B	B3	<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>Prior to the commencement of construction (14 August 2023), the following requirements were addressed:</p> <ul style="list-style-type: none"> (a) It was only determined that PRP and Graythwaite buildings required consultation. No public services requiring notification. Email response from Certifier dated 18 July 2023 confirmed that the only building that may be closely impacted from the works will be the PRP building. All other surrounding buildings within the hospital are due to be demolished in later stages of the Ryde Development and residential houses surrounding the hospital are far enough away from the works. Dilapidation reports prepared for both Graythwaite and PRP buildings would be adequate subject to concurrence from the client (LHD/ NSW Health). Email from TSA to the Northern Sydney Local Health District dated 23 February 2023. (b) Internal Building Dilapidation Inspection & Report, 3 February 2023 (Graythwaite external and infrastructure), Building Dilapidation Inspection & Report dated 14 February 2023 (Graythwaite internal), Dilapidation Inspection & Report (Denistone House), 21 July 2023, Dilapidation Inspection & Report (PRP external and site), 21 July 2023, 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>Dilapidations Inspection & Report (Stables), 21 July 2023. All prepared by Acclaimed Building Consultancy, ABN 84 106 904 358.</p> <p>(c) Included as part of Crown Certificate - 23-015874CDVC1_S6.28_EarlyWorks, item 3. Email to City of Ryde Council 2 August 2023 with Building Dilapidation Inspection & Report attached.</p> <p>(d) No requests received from DPE.</p>		
2.4.	B	B4	<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>Email response from Certifier dated 18 July 2023 confirmed that the only building that may be closely impacted from the works will be the PRP building. All other surrounding buildings within the hospital are due to be demolished in later stages of the Ryde Development and residential houses surrounding the hospital are far enough away from the works. Dilapidation reports prepared for both Graythwaite and PRP buildings would be adequate subject to concurrence from the client.</p> <p>An internal SiteCam report was actioned for the internal of PRP on 9 August 2023 by HPAC. Email sighted from TSA to PRP imaging, 3 August 2023 correspondence to organise dilapidation survey.</p> <p>Graythwaite Internal building 26 July 2023 SiteCam report actioned.</p> <p>Graythwaite External actioned on 14 August 2023 through SiteCam.</p> <p>General Correspondence: TSA-GCOR-002906 dated 4 August 2023 for the Pre-construction Dilapidation Survey - Early Works (Milestone 3</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>Works) – dilapidation survey completed for Stables and Denistone House, from TSA to Northern Sydney Local Health District.</p> <p>Graythwaite external and infrastructure report attached, sent by HPAC, 2 August 2023, TSA-GCOR-002906 Pre-construction Dilapidation Survey - Early Works (Milestone 3 Works) correspondence sent from TSA to the Northern Sydney Local Health District.</p>		
2.5.	B	B5	<p>Where the offer for a pre-construction survey is accepted, the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.</p>	<p>No vibration generating works. Acclaimed Building Consultancy undertook reports. Email sighted between Philip chun and HPAC. Dated 18/7/2023.</p> <p>Only PRP building is close enough, all residential buildings are far away and other close buildings will be demolished later any way. Reply from Philip Chun: Dilapidation reports prepared for both Graythwaite and PRP buildings would be adequate subject to concurrence from the client.</p>		Not Triggered
2.6.	B	B6	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B5, the Applicant must:</p> <ul style="list-style-type: none"> (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. 	<p>(a) General Correspondence: TSA-GCOR-002906 dated 4 August 2023 for the Pre-construction Dilapidation Survey - Early Works (Milestone 3 Works) – dilapidation survey completed for Stables and Denistone House, from TSA to Northern Sydney Local Health District. Graythwaite external and infrastructure report attached, sent by HPAC, 2 August 2023, TSA-GCOR-002906 Pre-construction Dilapidation Survey - Early Works (Milestone 3 Works) correspondence sent from TSA to the Northern Sydney Local Health District.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				(b) Included as part of Crown Certificate - 23-015874CDVC1_S6.28_EarlyWorks, item 3. (c) DPE have not requested a copy of the pre-construction surveys		
2.7.	B	B7	Heritage Photographic Archival Recording Prior to the commencement of works in Stage 1, a photographic archival record of the Ryde Hospital Site, including external and internal areas of buildings as relevant, must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary.	Photographic Archival Recording prepared by Urbis (Heritage Consultant), reference P0034679, Version 2 dated 9 August 2023 for the Ryde Hospital Site presented as evidence. Photos as included in the record of the relevant external and internal areas. As part of the works, the listed Heritage buildings within the hospital includes 'Denistone House' & 'The Stables'. Email sighted for the submission of photographic Archival record of the listed Heritage buildings to the City of Ryde Council dated 2 August 2023. Submitted to DPE via portal as per Portal Approval Form SSD-36778089-PA-2 with P0034679 and Cover Letter, 11 August 2023. Email sighted from DPE for the receipt of submission of the Heritage Archival Recording to DPE dated 11 August 2023.		Compliant
2.8.	B	B8	Demolition Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard.	Noble Works Australia Pty Ltd Demolition Work Plan dated 6 September 2023 presented. Statement of compliance from Noble Works Australia Pty Ltd to Philip Chun Building Compliance Pty Ltd (certifier) "Works Subject: Crown Design Verification Certificate Requirements" sighted confirming their commitment to adhere to Item B8 as well as Item		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			The work plans and the statement of compliance must be submitted to the Certifier.	C3 of the Ryde Hospital Redevelopment Stage 1 SSDA Consent Conditions, dated 19 July 2023. Demolition Work Plan noted to be attached.		
2.9.	B	B9	<p>Microbat Surveys</p> <p>Prior to the commencement of demolition work in Stage 1, surveys of potential threatened species habitat in human made structures to be demolished in Stage 1 must occur. The surveys must be carried out by a suitably qualified ecologist and the findings are to be submitted to the Department. Should any threatened microbats habitat be identified within existing structures within Stage 1, a microbat management plan is to be prepared and submitted to EHG for review and comment. The plan must detail the findings of the survey and measures that will be implemented to minimise any adverse impacts prior to and during construction.</p>	<p>Ryde Hospital Redevelopment Microbat Survey report prepared by Eco Logical Australia Pty Ltd dated 11 August 2023.</p> <p>Ryde Hospital Redevelopment Microbat Management Plan V2 “status – Final” is prepared by Eco Logical Australia Pty Ltd dated 21 August 2023, as survey shows that the Buildings 11 and 18 contain potential threatened microbat habitat. 9 survey days actioned for all 3 buildings, results submitted to EHG. EHG responded: Letter 21 August 2023, ref DOC23/716853.</p> <p>Eco Logical letter dated 28 September 2023 ref 23GWS-6530 following inspections undertaken on 20 and 25 September 2023. No microbats visible as confirmed for buildings 11 and 18.</p> <p>Submitted to DPE on 22 August 2023 as per Post Approval SSD-36778089-PA-3 + letter to DPE from HI also dated 22 August 2023 in accordance with B9 and EHG response.</p> <p>As no threatened microbat habitat were identified within existing structures within the Milestone 3 works, a plan was therefore not required.</p>		Compliant
2.10.	B	B10	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to relevant guidelines, including</p>	<p>The following plans have been prepared for Stage 1, Milestone 3:</p> <ul style="list-style-type: none"> Construction Environmental Management Plan (CEMP), reference EN.SEP, Revision 		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</i></p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	<p>6 dated 11 August 2023. Appendix C lists the applicable acts, legislations, regulations and guidelines to be followed.</p> <ul style="list-style-type: none"> • Construction Traffic Management Plan (CTMP), Ed 1, Rev 0, dated 8 August 2023 • Construction Noise and Vibration Management Plan – 2400454, Version B dated 15 September 2023 by RWDI 		
2.11.	B B11	<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 must be published on the Applicant’s website in accordance with condition A21. The CEMP must include, but not be limited to, the following:</p> <p>(a) details of:</p> <ol style="list-style-type: none"> hours of work; 24-hour contact details of site manager; management of dust and odour to protect the amenity of the neighbourhood; stormwater control and discharge during construction measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; 	<p>The Construction Environmental Management Plan, reference EN.SEP, Revision 6 dated 11 August 2023 has been prepared and is available on project’s website. Submitted to the certifier Philip Chun Building Compliance and included as part of Crown Design Verification Certificate, reference 23-015874CDVC1_S6.28_EarlyWorks, 15 August 2023, item 5.</p> <p>a) Details as follows:</p> <ol style="list-style-type: none"> Within the CEMP, the CTMP is appended with Section 6.2 “Development Hours of Work” detailing the hours of work. Within the CEMP, the CTMP is appended with Section 6.4 “Site Contacts” listing the Project Manager/Builder and Traffic Planner details. PR147 Dust management and air quality procedure. Section 8.13 “Site Erosion, Sedimentation Control & Temporary Stormwater Management” and Appendix B “Site Layout Stormwater Management” 	<p>OFI-01:</p> <p>The reviewed plans met the requirements of Condition B11 (a)(viii) regarding waste, however more comprehensive information could be included in the CEMP. There is an opportunity to include more detail within the CEMP regarding waste.</p>	Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<ul style="list-style-type: none"> vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7; viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (d) Construction Noise and Vibration Management Sub-Plan (see condition B14); (e) Construction Waste Management Sub-Plan (see condition B15); (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B16); (g) Biodiversity Management Sub-Plan (see condition B17); (h) measures to ensure the protection of Denistone House during construction (prepared by suitably qualified and experienced heritage consultants) and heritage induction measures for all site workers and consultants 	<ul style="list-style-type: none"> v) CEMP Section 8.2 “Sediment Control” vi) Not mentioned in plan. External lighting is not part of Milestone 3. Milestone 1 pathway lighting will fall under a separate stage. vii) CEMP Section 20 “Community Consultation & Complaint Handling” viii) CEMP Section 12 “Litter And Building Waste” – 12.1 Waste Generated During Construction, and 12.2 Recycling. Waste Management Sub-Plan is referenced under Section 8 of the Asbestos and Unidentified Materials Procedure. Copies of dockets are recorded in a register – contractor – date – type – tonnage – facility – docket no. – vehicle rego – milestone referenced. Tracking Schedule. NWA provide a monthly summary with docket copies. b) CEMP Section 5.2 “Managing unexpected heritage items” and Appendix E PR146 “Managing unexpected heritage items procedure” c) CEMP Appendix F “Construction Traffic Management Plan (CTMP)” d) Construction Noise and Vibration Management Plan 2400454 – Version B – dated:15 September 2023 e) Waste Management Plan – Version 03 – Dated: July 2022. f) Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) not developed. No heritage on the site. Investigations were done and determined that it was not required. The ACHMSP will be triggered at a later stage of the development. Refer to condition B15. g) Biodiversity Management Sub-Plan requirements are addressed within the CEMP with BDAR recommendations captured as per B16. 		

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			h) CEMP Section 6.1 Protection of Heritage Listed Assets (Denistone House & Stables) with reference made to the Heritage Impact Statement as prepared by Urbis.		
2.12.	B B12	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) minimise truck movements during school zone periods; and (e) detail heavy vehicle routes, number of vehicles, access and parking arrangements. <p><i>Note: arrangements. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.</i></p> <ul style="list-style-type: none"> (f) where relevant, comply with the following: <ul style="list-style-type: none"> i) The Australian Standard Manual of Uniform Traffic Control Devices (AS1742.3-2019); and ii) 'TfNSW' Traffic Control at Work Sites technical manual. 	<p>The Construction Traffic Management Plan (CTMP) has been prepared for the Ryde Hospital Redevelopment, Ed 1, Rev 0, dated 8 August 2023.</p> <ul style="list-style-type: none"> a) CTMP prepared by Rhino Traffic Control Services Pty Ltd – Licence No. TCT0067950, SafeWork NSW Certification – Prepare Work Zone Traffic Management Plan. b) Ryde City Council email correspondence presented: recommend swept paths 16 August 2023, HPAC responded 28 August 2023 with the updated plans. Response received 31 August 2023. Replied by HPAC 7 September 2023 with updated comments. TfNSW not required as not a state road. c) CTMP section 8 “Development Impacts & Measures to Ameliorate Impacts”, Section 8.3 – Details of Provision made for Emergency Vehicles, Heavy Vehicles, Cyclist and Pedestrians; Section 8.4 Assessment of Public Transport Services Affected with no public transport noted to be affected by the development. d) CTMP Section 8.8 “Surrounding Roads” – where construction traffic to be schedule where possible outside of peak times such as School Zone hours However, not really applicable no school zones in the vicinity for the site. 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<ul style="list-style-type: none"> e) CTMP Section 7 “Traffic Management Arrangements” – Section 7.1 Site Vehicle Approach and Departure Routes which details the different stages and site routes (e.g., Stage 3 Structure Demolition Works – Routes to and From Site for all Vehicles, and copies of the relevant VMPs (Section 7.2-7.7). Section 7.10 Worker Site Access, Parking and Amenities – with no contractor parking provided; all workers on site required to utilise public transport. Section 6.5 of the CTMP notes 1-2 vehicles a day. f) As per Section 3.2 Objectives, the CTMP has been prepared to meet the requirements of relevant Australian Standards (specifically AS1742.3), RMS Specification G10 – Traffic Control and the Traffic Control at Worksites (TCAWS) Manual V6 2020 		
2.13.	B	B13	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMP) must be prepared and 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; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B14(d); 	<p>Construction Noise and Vibration Management Plan – 2400454, Version B dated 15 September 2023 has been prepared and addresses the following:</p> <ul style="list-style-type: none"> a) The CNVMP was prepared by RWDI Australia Pty Ltd ABN: 86 641 303 871. Includes statement and link to company website and notes the firm is a member of the Association of Australasian Acoustical Consultants (AAAC) b) CVNMP Section 7 “Noise & Vibration Control Methods” and Section 9.1 Noise Control Measures, describes procedures for the mitigation of noise and vibration. c) CNVMP Section 9.1 “Noise Control Measures” d) Refer to CNVMP section 8.1 “Community Consultation” states that continuous 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(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 management measures in accordance with condition B11.	communication will be made including impacted surrounding residential receivers. e) CEP developed and is undergoing a revision. Letter box drop - Early works notification in July 2023 – 500m radius - Early works fact sheet - FAQs on project website. f) CNVMP Section 8.2 “Response to Complaints” g) Unattended monitoring is proposed for the duration of the works as per Section 8.4, Monitoring. A report with all monitoring results would be prepared at the end of the monitoring period. Monitors set up around buildings. Email notifications are received for spikes. Original location was noted to be too close to the works and was alerting too often. Sighted ALERT Notification RWDI – 11 ETM 7397-G email 29 September 2023 stating exceedance. Only vibration triggers to date, no noise. RWDI will provide a report of results at the end of the period. Noise to 2023-10-04 routine noise monitoring and vibration separated by excel workbooks presented.		
2.14.	B	B14	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (d) 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; (e) information regarding the recycling and disposal locations; and	TSA/Hi Waste Management Plan – Version 03 – dated: July 2022 has been prepared in conjunction with the Construction Management Plan and Asbestos Management Plan. a) Section 4 Waste Management Principals – Construction provides a high-level summary only with regards to waste streams and estimation of waste. The Construction Management Plan (CMP.1,	OFI-02: Various plans were noted to address the requirements of Condition B14, however, it was unclear how these plans interrelate. There is an opportunity to provide a clearer description of how various plans address Condition B14 regarding waste.	Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(f) confirmation of the contamination status of the development areas of the site based on the validation results.	Rev 3, 14 August 2023) addresses this requirement under Section 12.9 b) Section 4.4 Waste Recycling and Reuse, and Section 4.9 Waste Disposal and Transport again provides a high-level summary only. Refer to CMP Section 12.9.1 Waste Facilities table. c) The status of contamination is defined within the Asbestos Management Plan Supported by Clearsafe Report and certificates e.g., Executive Summary as per ClearSafe Report which is the plan that is being implemented. ClearSafe Clearance certificate confirming no asbestos detected in the soil – Report No. 40-15650-01A-ID on 29 September 2023.		
2.15.	B	B15	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be prepared in consultation with Heritage NSW prior to construction of any part of the development; (c) a description of the mechanisms for ongoing consultation with Registered Aboriginal Parties regarding the management of Aboriginal cultural heritage within the approved development area; (d) a description of the strategies for management of unexpected Aboriginal objects (if identified); (e) a description of the strategies for management of human skeletal remains (if identified); and 	Letter presented from Heritage NSW: Aboriginal Cultural Heritage advice – Ryde Hospital Redevelopment (SSD-36778089) Response to Submissions, ref: DOC23/33909-5, 19 January 2023. Recommendations for the ACHMSP will apply to Stage 1 of the Main Works which is not yet triggered. The CEMP for Milestone 3 Early and Enabling Works includes the recommendations for the unexpected finds procedures including Aboriginal objects and management of human skeletal remains. Aboriginal Cultural Heritage Assessment by Urbis sighted, dated 29 July 2022, ref		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(f) a strategy for the storage of any Aboriginal objects (if identified), including both short-term and long-term strategies.	01_P0034679_RYDEHOSPITAL_ACHAR. Section 7 Conclusions & Recommendations concluded that: No Aboriginal objects or places are registered within the curtilage of the subject area, nor are any Aboriginal objects or places located within 1km of the subject area.		
2.16.	B	B16	<p>The Biodiversity Management Sub-Plan (BMSP) 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 person/s; (b) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures. 	<p>Biodiversity Development Assessment Report (BDAR) by Eco Logical Australia, ref 21WOL_19654, Version 1, 22 July 2022.</p> <p>Measures identified in the BDAR have been adopted into the CEMP to address the Biodiversity Management Sub-Plan requirements.</p>		Compliant
2.17.	B	B17	<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>As included as part of CTMP Section 7.9 “Driver Code of Conduct”:</p> <ul style="list-style-type: none"> (a) Minimise the impacts of earthworks and construction on the local and regional road network (b) Minimise conflict with other road users and drive in a manner that is in accordance with road conditions (c) Minimise road traffic noise and minimise engine braking where noise is likely to adversely impact on residents. Avoid any other noise emitting activities for example loud music or raised voices (d) Use the specified truck routes to arrive at site and to depart from the site <p>The Driver Code of Conduct is communicated to heavy vehicles drivers as per inductions.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
2.18.	B	B18	<p>Construction Worker Transportation Strategy</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of 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 and maintaining staff / visitor parking on site. A copy of the strategy must be made publicly available on the project website.</p>	<p>Within the CTMP Section 7.10 Worker Site Access, Parking and Amenities – no contractor parking is provided, with all workers on site required to utilise public transport.</p> <p>It is noted that at the time of the audit only 5 staff were engaged onsite.</p> <p>A copy of the CTMP is available on the Project website.</p>		Compliant
2.19.	B	B19	<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>Consultancy Agreement for Independent EPA Accredited Site Auditor between Health Infrastructure and Ramboll Australia Pty Ltd presented. Dated: 6 July 2023.</p>		Compliant
2.20.	B	B20	<p>Prior to the commencement of construction, a Long-Term Asbestos Management Plan (LTAMP) should be prepared for proposed on-site containment, such as the placement of a marker and capping layer to address the long-term site maintenance of the remedial strategy.</p>	<p>Letter sighted from HPAC to Philip Chun Building Compliance (Certifier) dated 1 August 2023 stating that condition B20 will not be applicable inside the scope of HPAC as no asbestos will be kept on site and will be taken away immediately.</p> <p>Included as per item 9 on the Crown Design Verification Certificate.</p> <p>No plans to contain contaminated material onsite. All asbestos will be removed.</p> <p>Remedial Action Plan by JBS&G, ref 150554 60938, 24 July 2023 also sighted.</p>		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
2.21.	B	B21	Prior to the commencement of construction, a redevelopment specific Asbestos Management Plan (AMP) is to be prepared prior to document controls required for the management of asbestos in soil impacts at the site.	<p>Asbestos Management Plan developed by JBS&G, ref 151116 60938, 24 April 2023. The plan references previous environmental assessments undertaken which have identified asbestos in sub surface soils with the recommendation that a site-specific asbestos removal control plan is required to be prepared relating to appropriate management/removal of the identified asbestos associated with the structures prior to commencement of demolition and development works.</p> <p>Following the recommendation from JBS&G, Clearsafe Environmental Solutions Pty Ltd (ABN: 31 146 947 766) have developed the following plans to manage asbestos removal:</p> <ul style="list-style-type: none"> • Asbestos Removal Scope of Works, 40-15650-02A-SW, Revision A, 5 October 2023. • Hazardous Materials Removal Scope of Works, 40-15650-01E-SW, Revision E, 1 September 2023 • Air Monitoring Plan, 40-15650-01-MI, Revision 0, 31 August 2023 (Section 6.1 for Asbestos Air Monitoring) <p>As per Condition B20, no contaminated material will be retained / stored with the aim to remove all asbestos from site.</p>		Compliant
3.	PART C		DURING CONSTRUCTION			
3.1.	C	C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the	<p>Design presented from Pivot Creative Pty Ltd, Version 1 dated 2 February 2023:</p> <p>(a) dimensions at 3000 mm x 1500 mm</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>purposes 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; 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. 	<ul style="list-style-type: none"> (b) on display and noted to be of durable and weatherproof material (refer to photos from site inspection) (c) Site details are included with relevant personnel and numbers (d) Mounted at eye level as sighted during inspection. 		
3.2.	C	C2	<p>Operation of Plant and Equipment</p> <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Plant Register HS. 119 Sighted.</p> <p>Includes item of plant, name of person, operator cert no. completed plant risk assessment, pre start checklist compliance verification. e.g.:</p> <p>Plant ID: A3LN38220, Operator: NWA Cert No. 91629</p> <p>Completed plant risk assessment: yes</p> <p>Pre start checklist verification: signed by site manager dated: 11/10/23 – signed by subcontractor dated 11/10/23.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				Excavator pre start Report No. 01264 sighted: dated 11/10/23 includes with the details of pre start details, safety, visibility, maintenance and summary. NWA Plant Risk Assessment sighted: Plant description: Bobcat T190 Compact Track Loader. Dated: Jun 2019.		
3.3.	C	C3	Demolition 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 B9.	Noble Works Australia Pty Ltd Demolition Work Plan, Revision 8 dated 21 August 2023 refers to AS 260-2001 (the demolition of structures standard). Statement as per report. Status of demolition works: CARES building demolished. Chattery Building has commenced, stripped internally and asbestos removal complete. Cleaners building being demolished next week. Scaffold setup for demolition – rook by hand, rest by machine.		Compliant
3.4.	C	C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Included as part of induction. Signs with working hours displayed on site. No Saturday works occur under HPAC. No out of hours work to date. Deliveries are as per standard working hours.		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.5.	C C5	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: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	No out of hours work to date.		Not Triggered
3.6.	C C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (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 his nominee if appropriate justification is provided for the works.	No emergencies, cranes required out of hours, deliveries, etc. requiring out of hours. Approval for out of hours work has not been required.		Not Triggered
3.7.	C C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not triggered. Notification has not been required. All works occurring within standard construction hours.		Not Triggered
3.8.	C C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday;	No rock breaking on site. Cement breakers only. No breakers used for the demolition itself, only grabbers / excavators.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.			
3.9.	C	C9	<p>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>WHSE Inspections are undertaken weekly. Implementation through induction also.</p> <p>Sighted Construction Work Site Check List (HI template) record from 5 October 2023, HPAC, TSA & HI in attendance – includes site area, any actions, hazardous substances, waste, plant & equipment, ERSED controls, etc.</p> <p>Actions are raised and closed out through correspondence.</p> <p>Aconex 22 September 2023 response from HPAC with close out from inspection on 21 September 2023. Action raised against pollution section for air monitoring results + Sediment controls e.g., cattle grid, sediment basin.</p> <p>Toolbox talk 22 September 2023 for Asbestos Removal, Waste Tracking Sheet for September 2023, Air Monitoring Results – Air Monitoring Certificate 18 Sept 2023 from Clearsafe (NATA Accredited Laboratory No.) provided as evidence for close out.</p>	<p>ISS-02: The sediment fence along the south site boundary at the Chatterly requires repair as identified during the site inspection.</p> <p>ISS-03: Sandbags observed during the site inspection at Ryedale Road at the heavy vehicle access/egress were in poor condition.</p>	Compliant
3.10.	C	C10	<p>Construction Traffic</p> <p>All construction 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>No heavy vehicles were present during the site inspection, however ample space was observed within the site boundary. No work zones are required. Access noted to be Ryedale Road only.</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.11.	C 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>A Class Hoarding Concrete Counterweight, Drawing No. SK-12.254.18-04 dated 3 March 2023. Premium Fence Fabric was selected from Jaybro (code 48-PFF5017P). Artwork approval for fence roll sighted, measured at 1.8m H x 50m W. Stage Establishment Plan (SEP) map for hoarding (marked in blue) and temporary fencing (red dotted line).</p> <p>Hoarding observed within the hospital ground during site inspection as aligned to the SEP. No advertising or graffiti present. No incidents of advertising or graffiti to date. Hoarding as noted to be included as part of the WHSE weekly inspections.</p>		Compliant
3.12.	C 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>Ryedale Road access noted to be clean and clear. Refer to photos. No complaints received from residents.</p>		Compliant
3.13.	C C13	<p>Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council.</p>	<p>No damage to public roads or footpaths. Refer to photos of Ryedale Road.</p> <p>No requirement to contact Ryde Council.</p>		Not Triggered

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.14.	C C14	<p>Construction Noise Limits</p> <p>The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>Noise and vibration monitor installed alongside Denistone House in preparation for demolition of the Cleaners Building. Refer to photo.</p> <p>Email notifications are received for spikes. Original location was noted to be too close to the Chatterry Building works and was alerting too often. Sighted ALERT Notification RWDI – 11 ETM 7397-G email 29 September 2023 stating exceedance. Only vibration triggers to date, no noise.</p> <p>RWDI will provide a report of results at the end of the period. Results up to April 2024 routine noise monitoring and vibration separated by excel workbooks presented – Noise 2023-10-04.</p>		Compliant
3.15.	C C15	<p>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.</p>	<p>Toolbox talk raised for recommendations as per NVMP with plant and noise mitigation.</p>		Compliant
3.16.	C C16	<p>The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers are minimised.</p>	<p>Checked as part of the vehicle pre-start e.g., Excavator pre start Report No. 01264 and weekly inspections. No vehicles observed onsite during the audit site inspection.</p>		Compliant
3.17.	C C17	<p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p>	<p>Email notifications are received for spikes. Original location was noted to be too close to the Chatterry Building works and was alerting too often. Sighted ALERT Notification RWDI – 11 ETM 7397-G email 29 September 2023 stating exceedance. Only vibration triggers to date, no noise, and was mainly due to the scaffolding being erected. Monitors will</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	be placed in a more appropriate location in future to avoid spikes. Sighted vibration monitor for Denistone House. RWDI will provide a report of results at the end of the period. Results up to April 2024 routine noise monitoring and vibration separated by excel workbooks presented – Vibration 2023-10-04.		
3.18.	C	C18	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 C17.	Vibratory compactors are not being used for the Milestone 3 works.	Not Triggered
3.19.	C	C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management sub-plan, approved as part of the CEMP required by this consent.	Vibratory compactors are not being used for the Milestone 3 works. Refer to C17.	Compliant
3.20.	C	C20	<p>Tree Protection</p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) street trees or trees on open space land must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all adjacent trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council’s tree protection requirements. Any tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site, within and adjoining the Stage 1 works area, that are not approved for 	<p>Arboricultural Impact Assessment Version 4 has been prepared by ArborViews Australia, dated 28 February 2023.</p> <p>Tree Retention and Removal Plan sighted. Dated: 22 March 2023 – Rev SSDA1. Prepared by Taylor Brammer Landscape Architects Pty Ltd. Lists existing trees T1 to T87 with trees to be retained: T47, T48, T49, T50, T56, T57, T59, T68, T76, T85, T86, remainder for removal.</p> <ul style="list-style-type: none"> (a) No street trees or trees on open space land requiring trimming or removal; no Council approval required. Not occurred outside work area. 	Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>removal as part of Stage 1 must be suitably protected during construction in accordance with the recommendations of the <i>Arboricultural Impact Assessment Version 4 Ryde Hospital</i> dated 28 February 2023 prepared by ArborViews. Trees identified for removal as part of Stage 2 are not approved for removal and are subject to further assessment as part of future applications and must be protected during Stage 1;</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 diploma qualified arborist (AQF5). 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 diploma 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.</p>	<p>(b) No trees requiring tree protection. All over 50 metres away. One tree delineated as retained during Milestone 1 however, this will be removed at a later stage.</p> <p>(c) One tree only. Will be removed at a later stage.</p> <p>(d) No access required to areas in protected zones.</p>		
3.21.	C C21	<p>Bushland Protection Fencing</p> <p>For the duration of the construction works, bushland protection fencing must be in place along the internal edge of the Blue Gum High Forest. The temporary fence is to be a minimum chain wire fence or similar and be suitable to restrict unauthorised entry and is to stop the following occurring within the Blue Gum High Forest: stockpiling of materials, placement of fill, parking of vehicles, compaction of soil, cement washout or other chemical or fuel contaminants; damage to threatened plants and their habitat.</p>	<p>No stockpiles, fill placement, parking, washout, etc., were noted to be within the Blue Gum High Forest during site inspection.</p> <p>Certifier correspondence – 18 July 2023 requesting letter – 19 July 2023 HPAC letter to PCA with attached plan stating that this is not required.</p> <p>No works for Milestone 3 requiring fencing alongside Blue Gum High Forest. This will be triggered under a different milestone.</p>		Not Triggered

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.22.	C C22	<p>Tree Removal</p> <p>Trees approved for removal must be lopped to minimise the risk of injury or mortality to fauna, such as top-down lopping, with lopped sections gently lowered to the ground, and/or by lowering whole trees to the ground with the ‘grab’ attachment of a machine. During tree removal and vegetation clearing (including removal of exotic weeds), an experienced wildlife handler is to be present to re-locate any displaced fauna that may be disturbed during this activity. Any injured fauna is to be appropriately cared for and released on site or an appropriate nearby location when re-habilitated.</p>	<p>Tree removal and vegetation clearance application form for the period of 21/08/2023 – 23/08/2023. Includes Disruption Notice No. 35 dated 28 July 2023 – total of 40 trees for removal.</p> <p>Any effect to the hospital’s operation triggers a disruption notice.</p> <p>Workshop undertaken 22 August 2023 as per calendar invite presented. HI, TSA, LHD and HPAC attended.</p> <p>Crane Tree removal methodology developed following workshop detailing what was discussed.</p> <p>Toolbox also actioned. Tree lopping 21 August 2023 – attended by Action Arbor, NWA, 360 (labour hire), signed by site manager 23 August 2023</p> <p>Work carried out by Action Arbor Pty Ltd – SWMS sighted, Revision 0 dated 31 July 2023.</p> <p>Possums present (2 trees marked as habitat trees). Eco Logical (ELA) – present during the work as evidenced as per report dated 15 September 2023 – clearance supervision. One possum was captured, taken to the vet, and relocated safely. Photos included as part of report.</p>		Compliant
3.23.	C C23	<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>No dust present on site. Site is hosed down during windy days. Drenchers for run off – temporary water point installed by plumber for dust suppression.</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.24.	C C24	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>As per CEMP Section 16 Dust Control and ERC – Air Quality Management Plan.</p> <p>Appendix G Risk Control. PR147 Air Quality and Dust Management Procedure – Section 6 Controls.</p> <p>The following observations were made during the site inspection</p> <ul style="list-style-type: none"> (a) No evidence of dust. Water device available. No stockpiles. (b) No trucks present. (c) Ryedale Road noted to be clean with not tracking (d) Stabilised ground with rock and hardstand within the site. 		Compliant
3.25.	C C25	<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; (c) make these records available to the Certifier upon request 	<p>Evidence presented for imported fill is as follows:</p> <ul style="list-style-type: none"> • Trinitas Group Waste Analysis & Classification • Report: Excavated Natural Material (ENM) Assessment Ryde Hospital, Version 1, 5 May 2023 – engaged to undertake a Waste Analysis & Classification assessment of the in-situ Excavated Natural Materials at Ryde Hospital. Confirmed classification as ENM. • Alliance Geotechnical Pty Ltd undertook sampling of Stockpile DGBCAM7-2301 on the 6 February 2023 and determined that the results indicate that the samples of DGB20 taken meets the acceptance criteria as per Report No: P233355-3 dated 28 February 2023. • Alliance Geotechnical Pty Ltd undertook sampling of Stockpile DGBCAM7-2305 on the 24 August 2023 and determined that the results indicate that the samples of DGB20 taken meets the acceptance 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>criteria as per Report No: P233355-12 dated 18 September 2023. Register developed – NWA import folder including docketts – D-379404 on 21 Sept 2023 for ballast. Boral validation – 30 Sept 2023.</p>		
3.26.	C	C26	<p>Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council’s stormwater drainage system or street gutter.</p>	<p>Sediment and Erosion Control Plan developed, Drawing No. 22R96_CC_SE10, Rev C dated 11 August 2023. Sedimentation Basin at the north east of site with discharge noted to be at nearest stormwater pit. Sediment and Erosion Control Details, Drawing No. 22R96_CC_SE11, Rev B, 28 July 2023. Henry & Hymas, H&H Consulting Engineers Pty Ltd Civil Consultant letter, ref A22R96-C1/af dated 21 August 2023, certifies that the sediment and erosion control plan (22R96_CC_SE10) and details (22R96_CC_SE11) meets the requirements of the Environmental Planning and Assessment Regulations of the Building Code of Australia, relevant Australian Standards and relevant conditions of the development consent: Landcom – Managing Urban Stormwater - Soils and Construction, Volume 1, 4th Edition March 2004 (“The Blue Book”), Condition C26 for Disposal of Seepage and Stormwater. City of Ryde email dated 23 August 2023 also presented, confirming support of the sedimentation and erosion plan (22R96_CC_SE10) and details (22R96_CC_SE11).</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.27.	C C27	<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>Through WHSMP and Construction Management Plan, as per induction and site signage. Regular drills / emergency awareness sessions occur.</p> <p>Emergency Drills actioned on 6 September 2023 as per HPAC form and on the 6 March 2023, as signed by participants.</p>		Compliant
3.28.	C 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 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>No unexpected Aboriginal Heritage finds.</p> <p>The CEMP includes the “Managing Unexpected Heritage Items Procedure” as Appendix E as developed in conjunction with the Aboriginal Cultural Heritage Assessment – Ryde Hospital Development & Historical Archaeological Assessment – Ryde Hospital Redevelopment reports by Urbis.</p> <p>The procedure also advises consultation: Appropriate consultation should be carried with the relevant registered aboriginal parties under the circumstance of any unexpected cultural or heritage finds. This consultation will adhere to consultation requirements (DECCW2010).</p> <p>PR146 Managing unexpected heritage items, Section 5. Procedure overview: On discovering something that could be an unexpected heritage item (‘the item’), the following procedure must be followed.</p> <ol style="list-style-type: none"> 1. Stop work, protect item and inform HPAC environment and sustainability staff. 2. Contact and engage an archaeologist and, where required, an Aboriginal Site Officer 		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ol style="list-style-type: none"> 3. Complete a preliminary assessment and recording of the item. (Should item not be heritage work may be resumed) 4. Formulate an archaeological or heritage management plan. 5. Formally notify the regulator by letter, if required. 6. Implement archaeological or heritage management plan. 7. Review CEMPs and approval conditions. 8. Resume work 		
3.29.	C C29	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ol 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>As per condition C28 above, PR146 Managing unexpected heritage items, Section 5 Procedure overview (Steps 1 to 8).</p> <p>No unexpected heritage finds to date.</p>		Compliant
3.30.	C C30	<p>Unexpected Finds Protocol – Burials</p> <p>In the event that a burial or skeletal remains are uncovered during work, then:</p> <ol style="list-style-type: none"> (a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted; (b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains; 	<p>As per PR146 Managing unexpected heritage items:</p> <p>If human remains are uncovered during any site works, the protocol detailed below must be followed:</p> <ol style="list-style-type: none"> 1. All works within the vicinity of the find must immediately stop. The find must be 		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		(c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and (d) works shall only recommence with the written approval of Heritage NSW.	cordoned-off and signage installed to avoid accidental impact 2. The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555) 3. The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. 4. Management recommendations are to be formulated by the NSW Police, Heritage NSW and site 5. Works are not to recommence until the find has been appropriately managed.		
3.31.	C	C31 Waste Storage and Processing 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.	Waste bins available on site with waste stored within the bins provided. No complaints received to date.	ISS-01: During the site inspection it was observed that waste bins onsite were at full capacity.	Compliant
3.32.	C	C32 All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Grasshopper is engaged to manage waste. HPAC Pty Ltd (Denistone Road) (2481-024) 2023-05 – Construction & Demolition Waste + Office / Crib Waste Material monthly breakdown. 96.3% for total recovered construction and demolition waste. Waste is segregated into recyclables, concrete, timber, metals, etc. HPAC Pty Ltd (Ryde Hospital) (2481-024) 2023-06 shows 99.5% for total recovered construction and demolition waste. HPAC Pty Ltd (Ryde Hospital) (2481-024) 2023-08 shows 99% for total recovered construction and demolition waste.		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.33.	C C33	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.	Not concrete washout or rinsing occurring on site. Sediment controls as per CEMP.		Not Triggered
3.34.	C C34	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.	Register in place Waste dockets presented as follows: <ul style="list-style-type: none"> ADL Metal Pty Ltd, PO: 00001433, 6 September 2023 – steel Top Dollar Metal, Docket No. 00050476, 15 September 2023 Sell & Parker Pty Ltd, Docket No. 10426831, 14 September 2023 Sell & Parker Pty Ltd, Docket No. 10427611, 14 September 2023 Bingo Waste Services, Docket No. AUB0241121-1, 3 March 2023 Bingo Waste Services, Docket No. AUB0241466-1, 6 March 2023 Benedict Recycling, Docket No. B-665652, 6 September 2023 Bingo Waste Services, Docket No. GEN1652468-1, 8 August 2023 Noble Works Australia Pty Ltd WRAP Report Ryde Hospital – September 2023. Shows 96.34% recyclables. Lists destination of facility e.g., Plastics taken to Bingo, Auburn.	OFI-03: A Register has been developed to record the quantities of each waste type with locations of the disposal locations. There is an opportunity to include the EPL for each location to demonstrate waste is being transported to licensed facilities.	Compliant
3.35.	C C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Asbestos removal – as evidenced: Clearsafe Clearance Certificate, Report No. 40-15650-01-CL dated 26 September 2023 for inspection on the 25 September 2023. Building 18 40-15650-02-CL, 27 September 2023 for inspection on the 26 September 2023.		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Clearsafe Air Monitoring Certificate, Report Number: 40-15650-28-AM dated 10 October 2023. Clearsafe Air Monitoring Certificate, Report Number: 40-15650-23-AM dated 3 October 2023. Clearsafe Air Monitoring Certificate, Report Number: 40-15650-19-AM dated 26 September 2023. Clearsafe Air Monitoring Certificate, Report Number: 40-15650-09-AM dated 12 September 2023.		
3.36.	C	C36 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.	Not applicable for Milestone 3.		Not Triggered
3.37.	C	C37 Site Contamination Works carried out in Stage 1 must be carried out in accordance with the Remediation Action Plan titled 'Ryde Hospital Redevelopment, Denistone Road, Denistone NSW Remedial Action Plan 150554 60938' prepared by JBS&G and dated 18 April 2023 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	No remediation required. All contaminated materials (e.g., asbestos) to be removed from site.		Not Triggered
3.38.	C	C38 A NSW EPA-accredited Site Auditor must confirm satisfactory completion of the Remediation Works within Stage 1 by the issuance of Interim Audit Advice(s) prior to the use of the remediated area(s).	This condition is not yet triggered. No remediation works planned. Site auditor Ramboll engaged.		Not Triggered

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.39.	C	C39 The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	<p>Clearsafe Environmental Solutions Pty Ltd (ABN: 31 146 947 766) have developed the following plans to manage asbestos removal:</p> <ul style="list-style-type: none"> Asbestos Removal Scope of Works, 40-15650-02A-SW, Revision A, 5 October 2023. Hazardous Materials Removal Scope of Works, 40-15650-01E-SW, Revision E, 1 September 2023 Air Monitoring Plan, 40-15650-01-MI, Revision 0, 31 August 2023 (Section 6.1 for Asbestos Air Monitoring) <p>No asbestos will be retained on site.</p>		Compliant
3.40.	C	<p>C40 Asbestos Removal</p> <p>The Applicant must engage appropriately qualified and experienced persons to carry out and supervise the removal of any asbestos in accordance with the methodology prepared prior, as well as all relevant policies, procedures and requirements of SafeWork NSW.</p>	<p>Removal of asbestos for the period of 6 July 2023 to 25 October 2023 by licenced contractor, licence No. 213612 for Class A / ASA and Class B / ASB.</p>		Compliant
3.41.	C	<p>C41 Geotechnical Requirements</p> <p>The recommendations of the Geotechnical Investigation PSM referenced as PSM3828-002R dated 14 June 2019 as amended by additional information prepared by PSM dated 13 December 2022 are to be complied with during works.</p>	<p>Geotechnical Investigation applicable to bulk earthworks and not part of the Milestone 3 scope.</p>		Not Triggered
3.42.	C	<p>C42 Independent Environmental Audit</p> <p>Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation</p>	<p>Approval letter from the Department of Planning and Environment of independent auditing team</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		of an Independent Audit Program or commencement of an Independent Audit.	dated 9 October 2023, prior to the conduct of the Independent Audit (12 October 2023).		
3.43.	C C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This is the first independent environmental audit of the development which is being carried out within 12 weeks of commencement of construction (14 August 2023) as per IAPAR 2020 requirements.		Compliant
3.44.	C C44	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	No requests have been made from the Department of Planning and Environment with regards to the timing of the independent audits.		Not Triggered
3.45.	C C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C42 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	This is the first independent environmental audit of the development. This condition has not yet been triggered.	The Proponent is reminded to action the requirements as per condition C45 following completion of this audit.	Not Triggered
3.46.	C C46	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	This is the first independent environmental audit of the development. This condition has not yet been triggered.	The Proponent is reminded to action the requirements as per condition C46 following completion of this audit.	Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.47.	C	C47	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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 development is under the early and enabling works stage. This condition will be triggered following operation.		Not Triggered
4.	APPENDIX 1 – ADVISORY NOTES					
4.1.	AN	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 licences or permits required.		Not Triggered
4.2.	AN	AN2	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Notification Service NSW 25 February 2023 confirming payment for Long Service Levy, reference: HI22481.		Compliant
4.3.	AN	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices		Not Triggered
4.4.	AN	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this	Not applicable for Milestone 3 works. Pathways kept clear of obstructions.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			
4.5.	AN	AN5	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	General Correspondence: ACORCons-GCOR-000709 presented, dated 26 July 2023 from ACOR Consultants Pty Ltd confirming that the pipelines proposed to be modified are consumer (private) mains. Authorities Jemena and Sydney Water do not require to be involved. No approval required from service providers.		Not Triggered
4.6.	AN	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	As per AN5 above. No above ground works requiring written advice.		Not Triggered
4.7.	AN	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (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.	Not applicable to Milestone 3 works.		Not Triggered
4.8.	AN	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No Road Occupancy Licence required as part of Milestone 3 works.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
4.9.	AN	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>HPAC has developed a Project WHS Management Plan – HS.PMP.6, Revision 6. Revised 7 February 2023.</p> <p>Einzig Industries – review on SWMS by HPAC actioned on 21 September 2023 + copy of Asbestos Removal Control Plan Licence: AD213612.</p> <p>Einzig Asbestos Removal and Demolition – SWMS approved 21 September 2023</p> <p>SWMS for Proview (scaffolding) actioned 3 October 2023, SWMS dated 27 September 2023.</p>		Compliant
4.10.	AN	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 reserve.</p>	<p>Not required – no hoarding on / adjacent to public roads requiring application with Council. All hoarding is within hospital grounds.</p>		Not Triggered
4.11.	AN	AN11	<p>Handling of Asbestos</p> <p>The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.</p>	<p>SafeWork notified via application for the removal of asbestos, reference number: 943R-00383090-01 lodged 26 June 2023.</p>		Compliant
5.	APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS					
5.1.		2.	<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</p>	<p>No incidents to date.</p>		Not Triggered

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>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 A23 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>			
5.2.	3.	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. 	No incidents to date.		Not Triggered
5.3.	4.	<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 incidents to date.		Not Triggered

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

Appendix E – Consultation with DPE

Barbara Pater

From: Brigitte Healey < >
Sent: Tuesday, 3 October 2023 2:35 PM
To: Barbara Pater
Cc: Rob Sherry; Thomas Minchin
Subject: RE: Independent Environmental Audit - Ryde Hospital Redevelopment (SSD-36778089)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 1. Save to KM

EXTERNAL

Good afternoon Barbara,

Thank you for the opportunity to provide input into the Independent Environmental Audit for the Ryde Hospital Redevelopment Concept & Stage 1 (SSD-36778089).

The Department of Planning and Environment (**NSW Planning**) does not have any specific concerns regarding the facility at this time.

However, please ensure the nominated auditor/audit team has received approval the prior to the commencement of the audit.

NSW Planning also requests that the report contains details of why the conditions excluded from your scope are not relevant to this audit.

If you would like to discuss this further, I can be contacted on the details below.

Kind regards,

Brigitte Healey
Compliance Officer – Metro

NSW Planning | Department of Planning and Environment
T 02 8229 2936 | **E**
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.
We acknowledge the traditional custodians of the land and we show our respect for elders past, present
and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing
commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

From: Barbara Pater < >
Sent: Friday, 29 September 2023 5:42 PM
To: DPE PSVC Compliance Mailbox < >
Cc: Matthew Cassidy < >; Sanan Qasim < >
Subject: Independent Environmental Audit - Ryde Hospital Redevelopment (SSD-36778089)

Dear Sir/Madam,

I am writing to advise that The APP Group (APP) will be conducting the initial Independent Environmental Audit of the Ryde Hospital Redevelopment as a requirement of Development Consent Conditions SSD-36778089.

The audit will be conducted on the 12 October 2023 and will review compliance in accordance with SSD-36778089 Schedule 3: Parts A, B, C, Advisory Notes (Appendix 1), and Appendix 2 with the focused scope being Stage 1 of the project – Milestone 3 only.

In line with the consultation requirements of the DPE guideline 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.

Yours sincerely,

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



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



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

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

Appendix F – Audit Photos

Audit Photos – 12 October 2023 Ryde Hospital – Milestone 3

Audit Photos – 12 October 2023



Project information on display, Ryedale Road



Pedestrian walkway and footpath clear of obstacles, Ryedale Road

Audit Photos – 12 October 2023



Driveway leading to site, Ryedale Road. No mud tracking observed. Left in, left out only.

Audit Photos – 12 October 2023



Tree retained under Milestone 3, however this will be removed at a later stage in the development.

Audit Photos – 12 October 2023



Hoarding installed within hospital grounds at Chatterly Building.



Cleaners Building site. Tree clearing complete with stumps to be removed following demolition.

Audit Photos – 12 October 2023



Hoarding and sandbags in place at Cleaners Building site.



Denistone House and enclosed pedestrian walkway, Cleaners Building site.

Audit Photos – 12 October 2023



Secured hoarding with signage within hospital grounds.



Secured hoarding. Stables building in background.

Audit Photos – 12 October 2023



Graythwaite Building

Audit Photos – 12 October 2023



Access path to PRP Imaging adjacent to the Graythwaite Building

Audit Photos – 12 October 2023

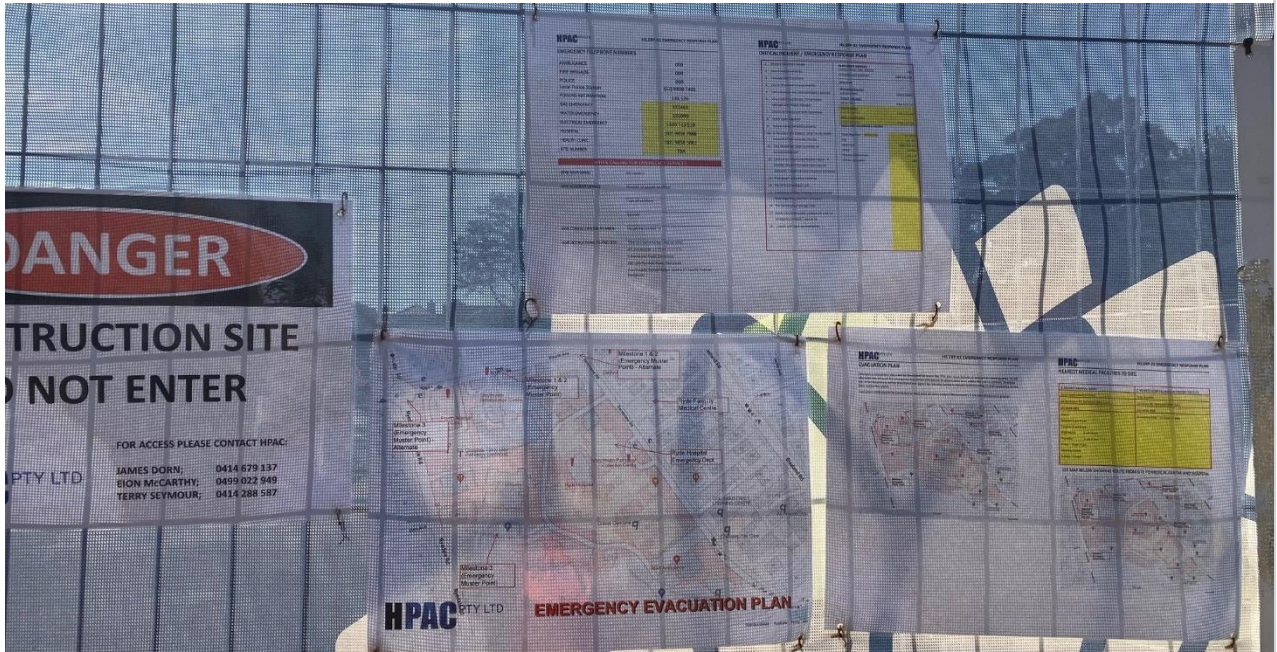


Preparations for demolition of the Chattery



ATF with shade cloth and project signage

Audit Photos – 12 October 2023



Emergency Evacuation Plan and safety signage

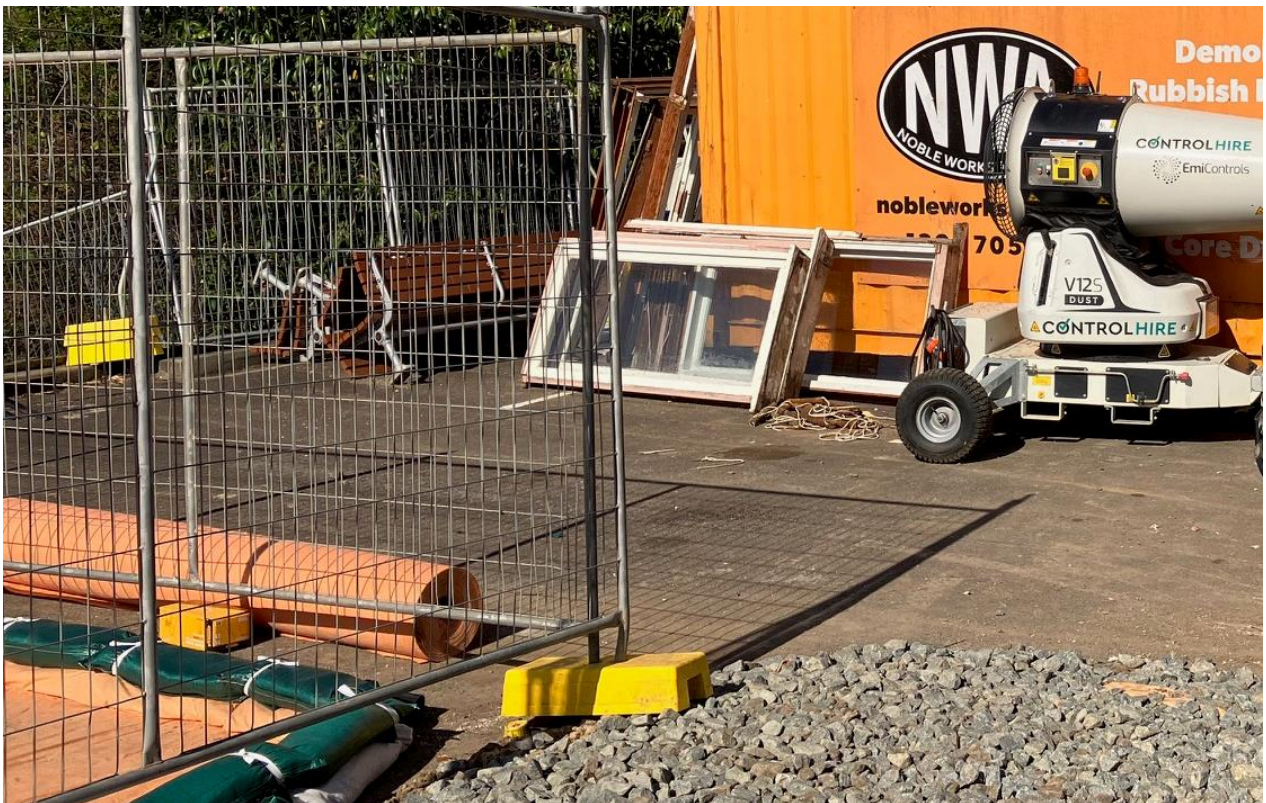


Protection of pit drain at Chatterly site

Audit Photos – 12 October 2023



Sediment basin installed at Chatterry site



Sediment basin controls. Portable dust suppression device.

Audit Photos – 12 October 2023



Rumble grid installed. Hardstand and rocks in place for stabilisation.



Rocks placed for stabilisation at Chatterry site. Access gate leads to Cleaners Building.

Audit Photos – 12 October 2023



Spill kit available at Chatterly site.



Carpark at Southern boundary adjacent to Chatterly site clean and clear of obstacles.

Audit Photos – 12 October 2023



Protection of pit drains throughout the site



Noise and Vibration monitors adjacent to Denistone House

Audit Photos – 12 October 2023









Blue Gum High Forest



Site boundary adjacent to Blue Gum High Forest. No stockpiles or material storage noted.

Identified issues during site inspection – 12 October 2023 Ryde Hospital – Milestone 3

Identified issues during site inspection	Close out photos
<p>ISS-01 During the site inspection it was observed that waste bins onsite were at full capacity.</p> 	<p>Empty bins – photo provided 18/10/2023</p> 
<p>ISS-02 The sediment fence along the south site boundary at the Chatterly requires repair.</p> 	<p>Fence repaired – photo provided 18/10/2023</p> 
<p>ISS-03 Sandbags in place at Ryedale Road at the heavy vehicle access/egress were in poor condition.</p> 	<p>Sandbags replaced immediately and closed out during the audit.</p> 



The APP Group

app.com.au