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NGH

Prepared for Health Infrastructure and Hindmarsh Constructions

# Independent Audit Report

## Sutherland Hospital SSD-11099584

Sutherland, NSW

September 2024

Project Number: A2100949

## Document verification

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## Executive summary

The Sutherland Hospital Operating Theatre involved the construction of a new Clinical Services Building (The Project). The Project was delivered as a combination of new build and refurbishment in a 'live' hospital environment.

Natascha Arens and Nicola Smith of NGH Pty Ltd were engaged to undertake this first operation independent audit of the Project.

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584, issued by the Minister for Planning and Public Spaces. Approval was received on the 21 October 2021, with a Modification (Mod 1) approved on the 8 June 2023. The audit was conducted in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (May 2020). The scope in general included:

- Conditions of consent applicable to the pre-construction and construction phase of the project
- All post approval documents required by the conditions of consent (e.g. Environmental Management Plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's Environmental Management System
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.

This audit found five (5) non-compliances with conditions, out of a total of 148 conditions of approval.

# **1. Introduction**

## **1.1. Background**

The Sutherland Hospital Operating Theatre involved the construction of a new Clinical Services Building. The Sutherland Hospital Operating Theatres Project (the Project) was delivered as a combination of new builds and a refurbishment in a 'live' hospital environment. The key components include:

- The operating theatres will increase from five (5) theatres to eight (8), as well as the endoscopy suites increasing from one to two suites, resulting in a total of ten (10) spaces with associated clinic rooms
- Supporting spaces including recovery, day surgery, storage, staff amenities and other clinical and non-clinical support spaces
- A new Central Sterile Supply Department (CSSD) will be built immediately above the operating theatres
- A new MRI space will be built immediately below the operating theatres.

The Project is subject to a State Significant Development (SSD-11099584). The project approval was obtained from the then New South Wales (NSW) Minister for Planning and Public Spaces on the 21 October 2021 and subsequent modification 1 approved on the 8 June 2023.

The Project is within the first 26 weeks of operation, with the date of operation commencing 29 January 2024.

## **1.2. Audit Team**

The audit was undertaken by Natascha Arens, Exemplar Global Certified Principal Environmental Auditor, supported by Nicola Smith. Natascha has around 25 years' experience as an environmental professional and 20 years of auditing experience. Notification of changes to the audit team was provided to Department of Planning Housing and Infrastructure (DPHI) with auditor CVs and declarations of independence. Natascha Arens remains as the lead auditor with Nicola Smith the support auditor. This change to the audit team was approved by the DPHI in a letter dated 3 June 2024 (Appendix B).

## **1.3. Objectives**

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584 and Mod 1 issued by the Minister for Planning and Public Spaces on the 21 October 2021 and the 8 June 2023 respectively. The audit was conducted in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

## **1.4. Audit Scope**

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (May 2020). The scope in general included:

- Conditions of consent applicable to the operation phase of the project

- All post approval documents required by the conditions of consent (e.g. Operational Environmental Management Plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's Environmental Management System (EMS)
- A high-level assessment of whether Operational Environmental Management Plans and Sub-plans are adequate.

## **1.5. Audit Period**

The audit period for this audit was from the commencement of operation, which was the 29 January 2024. The first operational audit is required within 26 weeks of the commencement of operation (on or before 29 July 2024). The site inspection component of this audit was undertaken on the 25 July 2024.

## **2. Audit Methodology**

### **2.1. Selection and endorsement of audit team**

The Department of Planning, Housing and Infrastructure (DPHI) was notified that Natascha Arens was the proposed Independent Auditor for the Project. DPHI were notified that Nicola Smith would be undertaking the site component of the audit for this first operational audit. Natascha Arens continued as the lead auditor and primary author of this report.

### **2.2. Scope Development**

The Audit program was submitted prior to the Auditee prior to the audit and indicated the dates of the site audit, scope, criteria, audit details and required project representatives.

The audit scope as developed during the preparation of the Audit program and a desktop audit. This involved:

1. Reviewing the SSD-11099584 Conditions
2. Reviewing the DPE Independent Audit – Post Approval requirements (2020)
3. Undertaking a desktop review of the approved Environmental Management Plan and sub plans
4. Preparing the Audit Table.

### **2.3. Compliance evaluation**

Document review was undertaken from the 24 July 2024 to the 16 August 2024, in addition to a site visit on 25 July 2024. The document review included a review of the Conditions of Approval, all management plans and sub plans and available desktop information to determine evidence of compliance.

An Opening Meeting was held on 25 July 2024 at 8.50 am on site. Present at the opening meeting were:

- Nicola Smith (NGH – Independent Auditor)
- Gavin Statham (Turner & Townsend Project Manager).

### **2.4. Site interviews**

Site interviews occurred with the following staff:

- Gavin Statham (Turner & Townsend Project Manager / HI representative)
- Aivy Le (Hindmarsh Construction Contractor - Site Engineer)
- Greg Camery (The Sutherland Hospital – Nurse Manager)
- Mark Deluca (The Sutherland Hospital – Engineering Manager)
- Reg Struwig (Hindmarsh Construction Contractor – Project Manager).



## 2.5. Site Inspection

A site inspection was conducted at 9.00 am on 25 July 2024. The purpose of site inspection was to view the site, observe the completion of works and access arrangements and gain an understanding of the operations for the facility.

## 2.6. Consultation

Given the contained nature of the project to the hospital grounds and given that road works are not associated with the project, consultation with agencies such as Sutherland Council or Transport for NSW was not considered necessary. Consultation was undertaken with DPHI during the audit process. On 5 July 2024 the DPHI requested that the audit be undertaken, prepared and submitted in accordance with the requirements of the *Independent Audit Post Approval Requirements (IPAR)* and Conditions of the Consent.

Consultation records are provided in Appendix E.

## 2.7. Compliance Status Descriptors

The compliance status descriptors from the Independent Audit Post Approval Requirements (DPIE 2020) have been used to assess compliance, refer Table 2-1.

Table 2-1 Compliance status descriptors

Status	Description
Compliant (C)	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 (NC)	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 (NT)	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.

## **3. Audit Findings**

### **3.1. Approval and Document List**

The list below includes all documentation reviewed to check compliance. The underlined text denotes the documents provided and reviewed for this fifth audit.

#### **Environmental Impact Statement (EIS) and Planning Consent documentation**

- Development Consent SD-11099584
- Environmental Impact Statement – The Sutherland Hospital Operating Theatre Upgrade (Architectus April 2021)
- Mod 1 – consolidated consent approved 8 June 2023.

#### **Plans, sub plans and reports**

- Rockface Operating and Maintenance Manual for Landscape Contract Works for Sutherland Hospital Operating Theatre Upgrade, 24 October 2023
- As-Built ESD Report: The Sutherland Hospital Theatre Upgrade, Revision A dated 5 December 2023
- Pulse White Noise Acoustics, Sutherland Hospital, Post Completion, Operational Noise Testing report, dated 9 October 2023, Revision 0, project no. 230559
- Pulse White Noise Acoustics, Sutherland Hospital, Operational Noise Compliance Testing, Report no. 220684 Sutherland Hospital, Acoustic Testing BW R1, dated 14 December 2023
- Sutherland Hospital Operating Theatre Upgrade, SSDA Landscape Public Domain Report, 20-693 REP L001 February 2021
- Stormwater Plan, ACOR Consultants Pty Ltd, 22 December 2022
- Project Solutions, The Sutherland Hospital Post Construction Dilapidation Report, dated 7 November 2023
- Independent Audit Report (NGH April 2023)
- Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh 3/01/2023
- DWP (Noble works construction 14/3/2023)
- Final Remediation Action Plan (JK environments Dec 2022)
- Phreatic Consulting Site Auditor Report (20 January 2023)
- Tim Chambers Site auditor statement 20 January 2023
- Operational Plant and Equipment Certifier Compliance January 2023
- NBRS Letter dated 22 June 2022 re compliance statement with A19, B4, and D2
- Extended working hours acoustic assessment (Pulse White Noise Acoustics April 2022)
- Extended working hours compliance assessment (Pulse White Noise Acoustics June 2022)
- Independent Audit Report (NGH March 2022)
- Arcadia Landscape plans Issue 3 dated 11 April 2022
- Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022
- Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022

- Acor consultants Structural engineering certificate for early works 15/12/2021
- Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022
- Construction staging report prepared by Health Infrastructure November 2021
- Project Solutions Pty Limited: Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021
- Demolition work plans Noble Works Australia Pty Ltd 25/11/2021
- Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex –Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)
- The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Plant Schedule prepared by Arcadia 13/4/2021
- Arcadia L-401 to 405 landscape plans
- JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022
- Project Management Plan
- EIG005 Atmospheric Emissions
- EMP - EIG012-Heritage \Culture Management \Disturbance
- Emma Clohessy Licence number 0052225057 exp 27/11/22
- JEC Air conditioning Design Certificate- Mechanical Services
- Driver code of conduct
- JK Environments letter report 10/1/2022
- JK environment report 17/12/2021
- Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder
- JK Environments report on revised remediation Action Plan March 2022.

## **Correspondence**

- Email Hindmarsh containing the Operation and Maintenance Manual, dated 25 July 2024
- Email SES LHD regarding bike parking shed, dated 29 July 2024
- Letter from HI to DPPI with three attachments – JHA Certificate, Post-completion Operational Noise Report and Operational Noise Compliance Test Report, dated 4 March 2024
- Transmittal Hindmarsh to the Certifier, 20 October 2023
- Letter from HI to DPPI with Deed of Agreement for 64 offsite trees, dated 6 October 2023
- Transmittal from Hindmarsh to the Certifier, dated 22 December 2023
- Transmittal from Hindmarsh to the Certifier with ESD report, 8 December 2023
- DPPI Post Approval form Condition D3, no date
- Cover letter Hindmarsh to Planning Secretary for commencement of occupation, dated 26 November 2023
- Email BM&G to Hindmarsh, dated 20 December 2023
- BM&G BCA Completion Certificate, dated 30 November 2023
- Email from DPPI mailbox to HI acknowledging commencement of operation, dated 5/10/2023
- Letter from HI to Planning Secretary regarding non-compliance of E5, dated 5 March 2024

- Email from Planning Secretary to HI regarding non-compliance of E5, dated 23 May 2024
- Email from DPHI to HI acknowledging submission and review of non-compliances, dated 24 October 2023
- Post approval form submission receipt email from DPHI pursuant to Condition A30, dated 17 October 2023
- Post approval form submission receipt email from DPHI pursuant to Condition C40, C42, C43, dated 17 October 2023
- Aconex transmittal T&T to Hindmarsh regarding confirmation of documents to website, dated 24 October 2023
- Email from Hindmarsh to Sutherland Shire Council regarding findings of post-dilapidation report, dated 8 November 2023
- Email SES LHD to T&T regarding procedure for chemical monitoring, dated 22 August 2024
- DPHI submission acknowledgment, ESD Report, dated 18/12/2023
- Approval of changes to the audit team (correspondence dated 14 and 26 September 2023)
- Notice of determination for Mod 1 (letter dated 22 June 2023)
- Post approval documentation dated 17/4/2023 DPE – HI re A27 & A28
- Aconex correspondence with the certifier re with lighting design statement 3/10/2023 re B11
- Email to DPE dated 14/9/2023 re C39 Audit team
- DPE response to audit team dated 28 Sept 2023 re C 39 Audit team
- DPE RFI email dated Friday, 29 September 2023.
- DPE Warning Letter regarding C 39 (11 May 2022)
- Email receipt dated 7/4/2022 regarding receipt of Audit report 1 and notification of non compliances
- Arcadia Landscape Architecture letter re B23 21/3/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- NBRIS architecture letter dated 11/2/2022
- Email correspondence with Council – 1/11/2021
- Letter to residents Dated 15/11/2021 and CVNMP
- DPIE Submission via planning portal dated 06/12/2021
- DPIE post approval forms 6/12/2021, 31/1/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- DPIE communication dated 06/12/2021
- Aconex correspondence and letter to certifier dated 1/12/2021
- CBRE correspondence dated 15/12/2021.

## **Other documentation**

- The Sutherland Hospital Sustainability Working Group Meeting Minutes, 30 April 2024
- The Sutherland Hospital Newsletter, September 2023
- Hot Water Commissioning Sheets, Hitech Plumbing, 9 October 2023
- Post-operation Certificate, Acoustic Services, JHA, dated 12 February 2024
- Sutherland Shire Council Offsite Tree Replacement Election Application, dated 29 September 2023
- Statement of Compliance, Rockface Landscaping, dated 24 October 2023

- BCA Certificate - 23118, BM&G, dated 30 November 2023, item 168
- Consultant's Design Certificate NBRS Architecture, dated 25 September 2023
- Contractor's Design Certificate Hindmarsh Construction, dated 25 September 2023
- NSW Health South Eastern Sydney LHD Chemical Inventory for CSSD, reviewed date 8 August 2024
- In Virto delivery docket for chemical delivery, dated 21 August 2024
- Emergency Drill 30/5/2023
- EIG Tree protection dated 9/8/2023
- Weekly SQE inspections records:
  - 20/07/2023
  - 27/07/2023
  - 3/08/2023
  - 10/08/2023
  - 17/08/2023
  - 24/08/2023
  - 31/08/2023
  - 7/09/2023
  - 14/09/2023
  - 29/12/2023
  - 22/12/2023
  - 15/12/2023
  - 8/12/2023
- Waste & recycling report Kamliaroi June July and August 2023.
- Inspection records 28/3/2023 – Manitou (telehandler) – 250 hour service check
- Inspection records - Onsite repair record 21/2/2023
- Inspection record EWP – onsite form 22/02/2023 – 24/3//2002 – no inspection required
- Inspection record - Crane 12 January 2023- service history record noted
- Weekly SQE inspections records:
  - 4/2/2023
  - 23/3/2023
  - 16/3/2023
  - 9/3/2023
- Soil erosion Environmental and Sustainability checklist – 27/2/2023
- Noise emission E&S Checklist – 25/1/2023
- EIF social impact (checks traffic management, community impacts – mud dust and noise) Checklist 28/11/2023
- Emergency drill 26 November 2022.
- Waste & recycling report Kamliaroi October 2022, Nov 2022, Dec 2022, Jan 2023, Feb 2023
- Crown Certificate 1 Blackett Maguire and Goldsmith 22 December 2021
- Crown Certificate 2 Blackett Maguire and Goldsmith 10 March 2022
- Crown Certificate 2 Blackett Maguire and Goldsmith 28 July 2022
- Waste & recycling report Kamliaroi reports (April, June, July August 2022)
- JEC air conditioning Services 14 June 2022
- Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022, and 24/3/2022
- Waste & recycling report Kamliaroi March, April, June July and August 2022.
- Sydney Water section 73 certificate 7 July 2022

- Independent Audit Plan March 2022 Email dated 6/2/2022
- [https://www.hinfra.health.nsw.gov.au/WWW\\_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf](https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf)
- [https://www.hinfra.health.nsw.gov.au/WWW\\_Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf](https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf)
- <https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex>
- <https://www.hinfra.health.nsw.gov.au/contact/contact>
- Notification letter to DPIE dated 17 December 2021
- Acor Construction Certificate (CC)1 15/12/2021
- Disruption Notice 1 issued 13 October
- Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021
- Raston Group design statement 9/11/2021, Submitted to certifier 15/11/2021
- Evidence of submission to the certifier Blackett Maguire and Goldsmith dated 28/11/2021
- Swept Path analysis Kontro 5/10/21
- Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021
- Plant verification register
- Clear safe Asbestos clearance certificate 10/12/2021
- EIG Checklist 23/12, 23/1 24/2
- Weekly SQE inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3
- Noise and Vibration monitoring register
- Noise and Vibration monitoring register
- Imported material register
- Acor CC2 documentation dated 2/3/2022
- Tipping docketts 18/1/2022
- Waste & recycling report Kamliaroi February 2022 report.

### 3.2. Compliance Performance

In summary, the audit found five (5) non-compliances out of a total of 149 Conditions of Consent, refer to Table 3-1. As this is the first operational audit, conditions relevant to pre-construction and during construction were not audited against during this audit.

Table 3-1 Compliance performance

Condition part	Compliances	Non-compliances	Not triggered
A (35)	14	1	20
B (26)	-	-	26
C (44)	4	-	40

Condition part	Compliances	Non-compliances	Not triggered
D (29)	21	3	5
E (15)	11	1	3

Note: In relation to the tally above whole conditions of consent have been used to generate the tally. i.e., where a condition contains part a), b), c) etc this has been counted as one condition.

### **3.3. Notices, Orders or Prosecutions**

One warning letter from DPHI has been received regarding the first construction audit proceeding prior to written approval from the Secretary as required by C39 of Development Consent SSD-11099584. DPHI have subsequently endorsed the independent auditor as issued in the correspondence dated 22 April 2022 and 3 June 2024. No other orders, infringement notices or prosecutions had been issued during the audit period.

### 3.4. Non-Compliances

This audit has raised five (5) non compliances for the audit period, refer to Table 3-2.

Table 3-2 Non-compliances from this audit

No	Condition	Finding and recommendation
A2	<p>Terms of Consent</p> <p>The development may only be carried out: in compliance with the conditions of this consent;</p>	<p>The audit found that the project is largely being carried out in compliance with the conditions of consent. Four other non-compliances were raised in this audit and therefore the project is not in compliance with all conditions of the consent.</p>
D9	<p>Fire Safety Certification</p> <p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Individual safety certificates have been issued for components of work; however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued.</p> <p>The auditor notes that a contractor is required for fire dampeners. TSH will go out to tender for the work to the internal buildings. These works to commence in a month. Fire Certificate will likely take a few months to be issued.</p> <p>The process has commenced for the Fire Safety Certificate, which is dependent on the timeline on other works. Therefore, no further action is required.</p>
D16	<p>Bicycle Parking and End-of-Trip Facilities</p> <p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(f) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<p>This subpart of Condition D16 achieved a non-compliance. Although there are no approved design plans that include wayfinding signage or appropriate pedestrian and cyclist advisory signs, it is a requirement of this Condition and Section 5.3 of the GTP.</p> <p>Install appropriate advisory signage as a way to inform campus users to be aware of pedestrians and cyclists.</p>



No	Condition	Finding and recommendation
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	<p>The audit found that although there is not a requirement for wayfinding signage in any of the approved plans for bicycle parking, or end of trip facilities (exclusion as provided as hospital amenities), wayfinding signage is an action in the GTP, refer section 5.3, and this Condition.</p> <p>Install wayfinding signage for bicycle parking so users know where the bike parking is located, and that it is available.</p>
E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.	<p>Report and Certificate confirm short term noise monitoring of mechanical plant are within the recommended noise levels. Documents were provided to the Planning Secretary on 4/03/2024, not within two months of the commencement of each operational stage (Milestone 1 and Milestone 2).</p> <p>The HI Project team identified the non-compliance in March 2024 and submitted the non-compliance through the Post Approval portal, receiving a non-compliance submission notification from the Planning Secretary on 5 March 2024.</p> <p>As the non-compliance was submitted to the Planning Secretary, there is no further action required.</p>

### 3.5. Previous Audit

The previous audit raised four (4) non-compliances (construction audit four), refer to Table 3-3.

Table 3-3 Non-compliances from the last audit

No	Condition	Finding	Action / Status
A2	<p><b>Terms of Consent</b></p> <p>The development may only be carried out:</p>	The audit found that the project is largely being carried out in compliance with the conditions of consent.	Refer to the actions for the following non-compliances.

No	Condition	Finding	Action / Status
	in compliance with the conditions of this consent;	Three other non compliances were raised in this audit and therefore the project is not in compliance with all conditions of the consent.	
A23	<p><b>Access to Information</b></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>(i) all current statutory approvals for the development;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p>	<p>In relation to all current approvals, there is no reference to Modification 1 on the project website. Reporting on the performance of the project is via the audit report.</p> <p>At the commencement of the document review for this fourth audit, Audit # 3 was available on the project website, but the response document was not available. This was subsequently updated at the time of writing the fourth audit report.</p> <p>It is further noted that the naming of the documents on the website is not clear. The link labelled Independent Audit Report #4 links to the proponent's response to audit #2. The link labelled Independent Audit Report #5, links to the proponent's response to Audit #3.</p>	<p>The links and names were subsequently updated at the time of writing the fourth audit report.</p> <p><b>Closed</b></p>
A30	<p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <p>(c) the submission of an Independent Audit under condition C42 or C43;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>the strategies, plans and programs required under this consent must be reviewed,</p>	<p>The IAR #3 was finalised on the 14 April 2023, therefore this part of the condition was triggered in July 2023. There was no evidence provided that a review of plans or strategies occurred in this time frame in response to Audit #3.</p> <p>The approval to the modification was issued on the 8 June 2023, therefore notification should have been sent to Planning of the revision of strategies prior to 8 Sept 2023. This has not occurred.</p>	<p>A review of the plans and strategies will be undertaken and notified to the Planning Secretary on submission of IEA4.</p> <p>In future the project will provide notification to the Planning Secretary of the revision of strategies, and such will be notified within 3 months of the submission of future IEAs.</p> <p>A notification was sent to the Planning Secretary within three months of submission of the IEA 4 report.</p> <p><b>Closed</b></p>

No	Condition	Finding	Action / Status
	and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		
<b>C42</b>	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (c)make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	It was noted during the 4th audit that the response document to audit #3 was not available on the project website. It is further noted that this has since been updated and provided on the website (refer also to A23 regarding issues with linked document naming).	No further action was required.  <b>Closed</b>

### 3.6. Environmental management plans for operation

The Project operates with the following environmental management plans as required by the Conditions of Approval. The operational management plans include the following:

- Green Travel Plan (GTP), Revision 9, Stantec 3/11/2023
- Operational Waste Management Plan (OWMP), Revision 3, Riccardo, 20/12/2023
- Landscape Management Plan (LMP), Rockface Landscapes, 24 October 2023.

#### 3.6.1. Green Travel Plan (D17)

The GTP Rev 9, prepared by Stantec, identifies the existing environment for transport usage and car parking for the Project. The GTP provides the data collected as a result of a staff survey to understand travel patterns for staff commuting to and from the hospital. The GTP provides targets and actions to shift from private vehicle use to active forms of transport or carpooling.

The audit found that implementation of the GTP was occurring through The Sutherland Hospital Sustainability Working Group. However, wayfinding signage for bicycle parking had not been installed on site at the time of the site audit and therefore non-compliant with Conditions D16(Section 5.3 of the GTP. The audit also found that end of trip facilities are available within the existing hospital and that carparking spaces had been reduced, which may motivate staff to choose other transport options.

During the site inspection, the auditor noted that there was no advisory signage for pedestrians and cyclists, and no wayfinding signage for bicycle parking, which is a non-compliance pursuant to Condition D24.

### **3.6.2. Operational Waste Management Plan (D5)**

The Sutherland Hospital Operating Complex OWMP Rev 3, prepared by Ricardo, identifies estimated waste quantities, management of wastes, waste collection procedures, and waste minimisation and diversion strategies.

The auditor noted during the site inspection that the internal waste collection and storage room was clean and free from odour and vermin in accordance with Section 2.2 of the OWMP. The external waste storage was tidy and free from litter and odour with the bins maintained undercover with a bin washing facility, in accordance with Section 2.2 of the OWMP.

Refer to site photographs.

### **3.6.3. Landscape Management Plan (D29)**

The Operating and Maintenance Manual, prepared by Rockface Landscapes, identifies the landscape works undertaken, a list of contractor and supplier details, a detailed schedule of maintenance and species and number of plants.

The site inspection identified that the landscaped areas were well covered with mulch and no weeds were observed within in the beds. A hose is available beneath level 2 for irrigation if required. The area was free from litter.

## **3.7. Environmental Management System**

Hindmarsh operates an Environmental Management System as per the requirements of AS14001:2004 and the NSW Government Environmental Management System Guidelines Edition 2. The EMS has been certified as compliant with the AS 140001:2004 for the period from the 20 March 2024 – 19 March 2027.

## **3.8. Environmental performance**

Environmental performance of the project is provided in the summary of the non-compliances (Section 3.4), implementation of the management plans (Section 3.6) Incidents and Complaints (Section 3.10 and 3.11) and actual versus predicted impacts (Section 3.11).

No other relevant regulatory requirements apply to the Project.

## **3.9. Complaints**

There have been no complaints to date.

## **3.10. Incidents**

There have been no incidents reported to date.

### **3.11. Actual vs Predicted Impacts**

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during this construction stage of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

#### **Vegetation**

The EIS identified five (5) trees requiring to be retained and protected during construction.

It was noted during the site assessment that the vegetation is retained.

#### **Aboriginal Heritage**

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the EIS. The ACHAR did not anticipate direct impacts to Aboriginal Heritage but did recommend that an Unexpected Finds Procedure be prepared.

The Project is now operational.

#### **Non Aboriginal Heritage**

A Statement of Heritage Impact (SoHI) has been prepared by Artefact for the proposed development to assess any non-Aboriginal heritage impact to any built heritage items or potential archaeological deposit. The SOHI confirmed that there are no heritage items located in the study area or buffer zone of 250 metres. The EIS recommended that if any unexpected finds are encountered then the advice a qualified archaeologist should be sought to determine whether they are relics.

The Project is now operational.

#### **Landscaping**

The EIS notes that Landscape Plans and a Landscape Public Domain Report have been prepared for the proposed development by Arcadia.

The audit site inspection identified that the landscaped areas were being maintained in accordance with the Operating and Maintenance Manual for landscaping. The landscape areas well covered with mulch and no weeds were observed within in the beds. A hose is available beneath level 2 for irrigation if required. The area was free from litter.

#### **Environmental Amenity**

The EIS covered amenity aspects of the development such as:

- Solar access
- Overshadowing
- View loss

These impacts were considered in the design.

The Project is operational.

#### **Transport and accessibility**

A Transport and Accessibility Statement was prepared by Taylor Thomson Whitting (TTW). The EIS included a preliminary Construction Traffic and Pedestrian Management Plan (CTPMP). This plan made a number of

recommendations regarding construction traffic requirements, parking, haul routes and pedestrian and cyclist impacts.

The Project is operational, and the Green Travel Plan Rev 9 is being implemented. However, wayfinding signage has not been installed as required by Section 5.3 of the GTP and pursuant to Condition D24.

**ESD**

Environmentally Sustainable Design (ESD) principals have been incorporated into the design. The requirement to carry these principals through to the designs for construction has been included in the conditions of consent for the project. The project certifier Blackett Maguire Goldsmith have certified that the ESD principals have been carried through.

**Noise and Vibration**

Condition D8 requires noise mitigation measures be incorporated into the design of mechanical plant. Pulse White Noise Acoustics provided a report following noise compliance testing on 14 December 2022. Condition E4 and Condition E5 relate to operational noise limits. No noise complaints have been made to the hospital since the commencement of operation.

Pursuant to Conditions E4 and E5, Short-term noise monitoring was undertaken on 9 October 2024 by Pulse White Noise Acoustics, which identified that the development is operating within the operational noise levels for mechanical plant. Pulse White Noise Acoustics, Sutherland Hospital, Post Completion, Operational Noise Testing report confirm short term noise monitoring of mechanical plant are within the recommended noise levels. However, E5 was raised as a non-compliance with the reports not submitted to the Planning Secretary within two months of commencement of each stage (Milestone 1 and Milestone 2).

**Contamination**

An Environmental Site Assessment (ESA) was prepared for the Project by JK Environments. The ESA recommended the preparation of a Remediation Action Plan (RAP). The RAP was subsequently reviewed by JK Environments, who recommended a revised Remediation Action Plan (March 2022).

Phreatic Consulting were engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP.

Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use and that no Environmental Management Plan is required in accordance with Condition D26.

**Waste**

The EIS identified the volume and waste streams expected during construction.

An Operational Waste Management Plan identifies estimated waste quantities, management of wastes, waste collection procedures, and waste minimisation and diversion strategies. The site inspection found that waste was being segregated and managed in accordance with the OWMP.

**Soil and Water**

The EIS notes that the existing site stormwater catchments remain relatively unchanged. The EIS also included a concept a Soil and Erosion Sediment Control Plan. These requirements have been transferred to the construction Soil and Erosion Sediment Control Plan – CV-DG-50001. Implementation of these controls is checked via EIGS (environmental) inspections.

There audit found no exposed surfaces of the operational facility grounds.

### 3.12. Site inspection

A site inspection was undertaken on the 25 July 2024. The inspection covered the exterior of the site including landscaped areas, area under level 2 including bike parking, the parking area, unobstructed ambulance areas and the waste storage area. The site inspection also covered the accessible internal areas including common spaces, waste storage, meeting rooms and internal wayfinding signage.

Landscaping beneath level two, lining the walkway to the entrance and the carpark, were in good condition and well maintained with mulch and few weeds. A general waste bin is available under level 2 for waste to keep the area tidy. A hose is located on one of the pillars for watering the landscaped areas.

Three bike parking stations are available under level 2. It includes a station for six bikes, a station for two bikes and a station for nine bikes. No wayfinding signage to bike parking was observed by the auditor. The auditor understands that no wayfinding signage was included in the approved plans. However, wayfinding signage for bike parking is a requirement of the GTP.

Sufficient types of bins are available for all waste streams including general waste, clinical waste and mixed recyclables, both internally and externally. All bins were covered. Waste storage areas were tidy and without litter or overflowing bins. Signage was present in the internal waste storage areas identifying how waste should be segregated for waste type.

Refer Appendix D for site photographs.

### 3.13. Site interviews

Site interviews occurred with staff from Hindmarsh, Turner and Townsend and The Sutherland Hospital during the course of the audit, including those listed in Section 2.4. The interviews found that staff broadly understood the requirements of the CoC and the operational management plans.

### 3.14. Actions from previous annual review and compliance reports

Commencement of operation was the 29 January 2024. There has not yet been a compliance report as the requirement for compliance reporting commences within 52 weeks of operation.

### 3.15. Improvement opportunities

The audit found the following opportunities for improvement for the Project team's consideration:

- Install bicycle parking wayfinding signage so bicycle commuters accessing the hospital from all sides of the hospital know that there is bicycle parking available and where it is located
- Hindmarsh should follow up with Sutherland Shire Council to provide the written content as required by Condition D11 to be inserted into the Post-construction Dilapidation Report
- Provide evidence that Condition D16 (b) specifically addresses the compliance of the layout, design and security of bicycle facilities comply with the latest version of AS 2890.3.2015 *Parking facilities - Bicycle parking*.

### 3.16. Key Strengths

The auditor notes the following key strengths as observed during the audit:

1. Landscape is being maintained
2. There are currently systems in place for tracking plant and equipment maintenance during operation
3. A Chemical Inventory is maintained to ensure quantities on site are not exceeded
4. Sustainability initiatives in the GTP are being discussed and driven by TSH sustainability group.



## 4. Summary of compliance and recommended actions

### 4.1. Summary of compliance

The audit found 5 non-compliances with the Conditions of Consent. The document review found that Environmental Management Plans and sub plans are relevant to the site and are generally being implemented. Table 4-1 identifies the summary of compliance. As described earlier in Section 3.2, conditions relevant to pre-construction and during construction were not audited against during this audit.

Table 4-1 Summary of compliance

Condition part	Compliances	Non-compliances	Not triggered
A (35)	14	1	20
B (26)	-	-	26
C (44)	4	-	40
D (29)	21	3	5
E (15)	11	1	3

### 4.2. Summary of non-compliances and recommended actions

Five (5) non compliances were identified during this audit. Two of the five non-compliances were regarding signage, advisory and wayfinding, for cyclists / pedestrians and bike parking. The auditor notes that no advisory or wayfinding signage was included in the approved plans, however, it is a requirement of the conditions and the Green Travel Plan. Table 4-2 provides a summary of non-compliances raised in this first operational audit.

Table 4-2 Summary of non-compliances and recommended actions

No	Condition	Finding and recommendation
A2	Terms of Consent The development may only be carried out: in compliance with the conditions of this consent;	The audit found that the project is largely being carried out in compliance with the conditions of consent. Four other non-compliances were raised in this audit and therefore the project is not in compliance with all conditions of the consent.

No	Condition	Finding and recommendation
D9	<p>Fire Safety Certification</p> <p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Individual safety certificates have been issued for components of work; however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued.</p> <p>The auditor notes that a contractor is required for fire dampeners. TSH will go out to tender for the work to the internal buildings. These works to commence in a month. Fire Certificate will likely take a few months to be issued.</p> <p>The process has commenced for the Fire Safety Certificate, which is dependent on the timeline on other works. Therefore, no further action is required.</p>
D16	<p>Bicycle Parking and End-of-Trip Facilities</p> <p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(f) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<p>This subpart of Condition D16 achieved a non-compliance. Although there are no approved design plans that include wayfinding signage or appropriate pedestrian and cyclist advisory signs, it is a requirement of this Condition and Section 5.3 of the GTP.</p> <p>Install appropriate advisory signage as a way to inform campus users to be aware of pedestrians and cyclists.</p>
D24	<p>Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.</p>	<p>The audit found that although there is not a requirement for wayfinding signage in any of the approved plans for bicycle parking, or end of trip facilities (exclusion as provided as hospital amenities), wayfinding signage is an action in the GTP, refer section 5.3, and this Condition.</p> <p>Install wayfinding signage for bicycle parking so users know where the bike parking is located, and that it is available.</p>
E5	<p>The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is</p>	<p>Report and Certificate confirm short term noise monitoring of mechanical plant are within the recommended noise levels. Documents were</p>

No	Condition	Finding and recommendation
	<p>collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the 'Noise &amp; Vibration Impact Assessment for SSSA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.</p>	<p>provided to the Planning Secretary on 4/03/2024, not within two months of the commencement of each operational stage (Milestone 1 and Milestone 2).</p> <p>The HI Project team identified the non-compliance in March 2024 and submitted the non-compliance through the Post Approval portal, receiving a non-compliance submission notification from the Planning Secretary on 5 March 2024.</p> <p>As the non-compliance was submitted to the Planning Secretary, there is no further action required.</p>

# **Appendix A Auditor CVs and Declarations of Independence**

## Natascha Arens | BAppSc (Conservation Mgt), MBEM, CEnvP, MEIANZ, Certified Lead Auditor

### Principal Environmental Consultant

#### Systems Manager

Natascha launched the Sydney Branch of NGH in 2006. She has around 30 years of professional experience in environmental management and impact assessment and began her career as an ecologist in South Eastern NSW.

She has worked in both the public and private sector. Natascha has a wealth of experience in environmental impact assessment for large infrastructure projects. She is an Exemplar Global Lead Environmental Auditor and has extensive auditing experience across a range of industries.

The diversity of her planning experience coupled with her onsite and project management experience has equipped her with an excellent understanding of environmental issues, legislation and planning in regional and urban environments. Natascha gives clients assurance that NGH will use innovation and breadth of company history to drive sustainable outcomes for projects.

Natascha has a leading role in the operational performance of the company. Instigating improved environmental performance is something Natascha pursues with enthusiasm.



#### Focus areas

- Environmental auditing
- Environmental Impact Assessments
- Legislation interpretation
- Environmental Management Plans
- Preliminary Environmental Constraints Assessments & Scoping Reports
- Expert reviewer (CEnvP-IA)
- Stakeholder and Community Engagement
- Environmental training and workshops

#### Professional associations and accreditations

- Environmental Institute of Australia and New Zealand (EIANZ) member
- Certified Environmental Practitioner – CEnvP # 130
- Exemplar Global Certified Principal Environmental Auditor # 105783
- NGH Director
- CCRSS Director and Secretary (Voluntary Role)

## Project experience

### Renewable energy

#### Maxwell Solar Farm (Maxwell), Muswellbrook, NSW

The \$40m, 25MW solar farm on a rehabilitated coal mine site will produce electricity for the Maxwell infrastructure and export to the grid, the first large scale example in New South Wales. As **Project Director** Natascha undertook the final review of reports, from the initial constraints and Scoping Report to the EIS and Submissions Report. She worked with the project team to overcome challenges with approvals.

#### Gunning Windfarm (Acciona), Gunning, NSW

Gunning Wind Farm is a 46.5MW wind farm comprising 31 turbines and located 35km north east of Canberra. Natascha provided was the **Senior Environment Adviser** throughout the construction phase of this project. She ensured management plans complied with the Department of Plannings requirements and the conditions of consent and oversaw effective implementation of the plans on site throughout the construction phase.

#### Dunedoo Solar Farm (IBVoigt) Dunedoo NSW

Dunedoo Solar Farm is a 55-MW AC solar farm generally comprising a solar array, access roads, on-site substation and a 66-kV Transmission Line. As **Project Director** for this project, Natascha undertook senior review and final sign off on the EIS. She also worked with the client and the NGH team to navigate some challenging road access and grid connection requirements.

### Linear infrastructure

#### Albion Park Rail Bypass (TFNSW) Albion Park, NSW

The Albion Park Rail bypass is a \$630 million project funded by the NSW Government that completes the 'missing link' for a high standard road between Sydney and Bomaderry. It is an important freight, bus and tourist route.

As **Project Director** for this project, Natascha worked closely with the TFNSW and Cardno team to prepare the Scoping Report, Biodiversity Assessment and Preferred Activity report. Later in the project she undertook a **Project Management** role for the preparation of the Construction Environmental Management Plans for the early works package.

#### Pacific Highway Upgrades (Lend Lease) Karuah Bulahdelah, Napiac, Yelgun-Chinderah, Brunswick -Yelgun, Tugun Bypass , NSW

The Pacific Highway upgrade is the largest road infrastructure project in Australia. It connects Sydney and Brisbane, and is a major contributor to the country's economic activity. The Australian and NSW governments have been jointly funding the Pacific Highway upgrade since 1996.

Natascha was the **Environmental Manager** on over 100kms of the Pacific Highway upgrade during the first ten years of operation. She undertook regular inspections and audits of these projects to ensure operation of the highway met the TfNSW specifications and standards.

#### Bringelly Road Upgrade (TfNSW) Bringelly, NSW

The Australian and NSW governments are upgrading Bringelly Road between Camden Valley Way, Leppington and The Northern Road Bringelly as part of the Western Sydney Infrastructure Plan, a \$3.6 billion road investment program.

Natascha was **Project Director** for Stage 1 of the Bringelly Road upgrade. She led the NGH team who prepared the environmental impact assessment, including specialist studies for biodiversity and heritage.

#### Empire Bay Drive Upgrade Project REF (AT&L, RMS), Kincumber, NSW

A significant upgrade to two lanes each direction of a highly trafficked section of the Central Coast, Empire Bay Drive at The Scenic Road, Kincumber. As **Project Director**, Natascha liaised reviewed all outputs associated with the Project REF and specialist biodiversity and Aboriginal Heritage studies, along with an Addendum REF, Submissions Report and Environmental Management Plans.

Natascha worked with the project team to resolve issues and to ensure that deadlines were met and a high-quality document was put on display.

## Mining and resources

### Coraki Quarry (KIS), Coraki, NSW

Coraki Quarry is a hard rock quarry, classified as State Significant Development (SSD) under the EOA&A Act. As the Department of Planning approved **Independent Environmental Auditor** on the Project, Natascha was responsible for auditing compliance with the operational requirements of the SSD condition of consent and the Environmental Protection Licence.

## Defence

### Holsworthy Barracks Mid-Term Refresh (Beca & Defence), Sydney, NSW

Holsworthy Barracks Mid-Term Refresh was an interim project aimed at sustaining operations until the Holsworthy Barracks Redevelopment Project. Natascha was the **Project Director** leading the environmental impact assessment. Natascha worked with the client to untangle the planning pathway for the project which occurred on both public and defence land.

### HMAS Platypus (Sydney Harbour Foreshore Trust), Neutral Bay, NSW

The former HMAS Platypus site (Platypus) was formally transferred to the Harbour Trust on 23 July 2005. It has had a diverse history including as gas works, a Naval torpedo maintenance facility, the HMAS Platypus submarine base and now as an emerging new public park.

Natascha was the **Project Manager** for various projects undertaken on this site by NGH between 2010 and 2016 including marine surveys, aquatic biodiversity assessment and subsequent sea horse relocation and management plan.

## Government

### Foxground to Berry (TfNSW & Fulton Hogan), Berry, NSW

The Foxground to Berry Bypass is a four-lane highway with median separation for 12.5 km of the Princes Highway south of Wollongong. As **Project Director**, Natascha undertook final review of all reports. Natascha worked on this project for five years, reviewing all outputs of the construction and post-construction ecological monitoring. Performance criteria were set at the EIS stage and during the construction phase. Monitoring included weed, aquatic, frog, and fauna surveys (Spotlighting, call playback, camera detection and scat and track surveys) and water quality (including macroinvertebrates). Roadkill was also monitored during construction and the first year of operation. Heat maps of roadkill hotspots were identified and used to make recommendations for further exclusion fencing.

### Elizabeth Bay Marina (RMS), Elizabeth Bay, Sydney, NSW

The 100 year old Elizabeth Bay Marina was upgraded in 2018; the marina was vulnerable to flooding and had begun to deteriorate due to its age. Natascha was the **Project Director** overseeing the delivery of the environmental impact assessment and specialist Biodiversity and heritage assessments under an incredibly tight timeline. She also worked with RMS to undertake public consultation both prior to the impact assessment and during the public exhibition of the impact assessment.

## Water

### Murrumbidgee to Googong Pipeline (Iconwater), Canberra, ACT

A 12-kilometre pipeline that can transfer water from the Murrumbidgee River into the Googong Reservoir, developed as part of a suite of water security projects initiated during the Millennium Drought. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project. Natascha reviewed the project against the measures committed to in the consent and the operational management plan for the project. She made recommendations to the project team to facilitate continuous improvement.

## Industrial

### **St Marys Intermodal (Pacific National), Sydney, St Marys, NSW**

St Marys Freight Hub a State Significant Development project services major retail distribution centres and warehouses across Greater Western Sydney, including major industrial estates. Natascha was the Department of Planning approved **Independent Environmental Auditor** for this project. Natascha undertook compliance audits for this project from the early works phase and throughout the construction of the project.

## Land development

### **Sydney Childrens Hospital (Health Infrastructure), Bowral, NSW**

The \$658 million Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre brings world-leading clinical care, research and education together under one roof to transform kids' health. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project. This project is part of the greater Randwick Campus Redevelopment

### **New Maitland Hospital (Health Infrastructure), Maitland, NSW**

The NSW Government has invested \$470 million in delivering the new Maitland Hospital, to meet the growing health service needs for the surrounding communities of the Hunter Valley now and into the future. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project. This project was undertaken on a green field site with native vegetation communities and potential Aboriginal deposits present. Natascha undertook compliance audits for this project from the early works phase through to operation of the hospital.

### **Campbelltown Hospital redevelopment (Health Infrastructure), Campbelltown, NSW**

The NSW Government has invested 632 million upgrade of Campbelltown Hospital and the redevelopment which will see a new clinical services building as well as

refurbishment of existing buildings.. As the approved **Independent Environmental Auditor** for this project Natascha undertook compliance audits for this project from the early works phase through construction. This project was undertaken adjacent to an operating hospital and subject to stringent noise and vibration requirements.

### **Royal Hall of Industries (Sydney Swans), Sydney, NSW**

Sydney Swans transformed the historic Royal Hall of Industries into a world-class sporting and community hub for not-for profits and elite training facility for the Sydney Swans and their youth Academy. As the approved **Independent Environmental Auditor** for this project Natascha undertook compliance audits for this project from the early works phase through construction.



## Appendix E – Independent Audit Report Declaration Form Template

### Independent Audit Report Declaration Form

Project Name Sutherland Hospital Operating Theatre

Consent Number SSD-11099584

Description of Project The Sutherland Hospital Operating Theatre involves the construction of a new Clinical Services Building

Project Address Kareena Road, Caringbah NSW 2229

Proponent Health Infrastructure

Title of Audit Sutherland Hospital Independent Audit 5

Date 17 July 2024

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

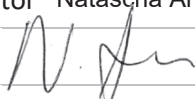
- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement 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 audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- 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 Auditor Natascha Arens

Signature



Qualification BAppSc MEBM Exemplar certified lead auditor

Company NGH Pty Ltd

Company Address 17/21 Mary Street Surry Hills NSW 2010

## Appendix E – Independent Audit Report Declaration Form Template

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Proponent Health Infrastructure

Title of Audit Sutherland Hospital Independent Audit 5

Date 17 July 2024

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- 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 audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- 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 Auditor Nicola Smith

Signature 

Qualification B. Sc. M. Phil (phys geog)

Company NGH Pty Ltd

Company Address 35 Kincaid Street, Wagga Wagga NSW 2065

## Nicola Smith | BSc MPhil

### Regional Manager - Environmental Management

Nicola leads a team of environmental management consultants. She has over 10 years of experience across multiple disciplines and has worked on planning and approval projects, post-approval environmental management, and a variety of projects in the renewable energy sector, extractive industries, infrastructure, manufacturing, and waste management. Nicola is an experienced project manager and report author for all phases of project development, including field investigations, approval documents, environmental management plans, and monitoring programs.



#### Focus areas

- Technical review and quality control
- Stakeholder and client engagement
- Environmental management and monitoring
- Soil and geomorphological investigations
- Contaminated land investigations
- Environmental compliance monitoring programs and reporting
- Preparation of environmental management plans
- Geographical Information Systems (GIS)

#### Professional associations and accreditations

- Environment Institute of Australia and New Zealand (EIANZ) member
- Erosion and Sediment Control – Blue Book Training
- River Styles® Accreditation
- National WHS General Construction Induction Training (White Card)
- First Aid Certificate
- Rail Industry Workers (RIW)
- Green Steps Sustainability Program

#### Project experience

##### Renewable energy

###### **Culcairn Solar Farm (Neoen), Culcairn NSW**

The site will be developed by Neoen and will comprise solar generation capacity of 350 megawatts (MW), as well as a battery with a 100 MW, two-hour capacity. The site also connect to the National Electricity Market via TransGrid's 330 kilovolt transmission line already on site. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact. Report author and reviewer of post-approval construction environmental management plans.

###### **Coleambally Battery Energy Storage System (Risen Energy), Coleambally NSW**

The Coleambally Solar Farm is a 150MW renewable electricity project with 567,828 solar panels which will displace 307,800 tonnes of CO2 emissions and power 103,000 homes. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact. Author of the soil survey assessment report.

### **Sebastopol Solar Farm (FRV Services Australia), Sebastopol NSW**

Now operational, Sebastopol solar farm provides clean energy to the equivalent of over 40,000 NSW homes. **Preliminary Site Investigation author.** Field investigation and report author of a Preliminary Site Investigation.

### **Lismore Battery Energy Storage System (Maoneng Australia), Lismore NSW**

This project will involve the development of a utility-scale battery energy storage system near Lismore in northern New South Wales; the Lismore BESS will have a capacity of 100MW which will connect into the Lismore 330kV transmission substation.

**Soil Survey Author.** Preparation of report describing the soil characteristics of the proposed site and analysis of the field and laboratory data to characterise the potential for erosion during construction, operation, and decommissioning. In addition, provide a benchmark for soil condition for rehabilitation.

### **Middlebrook Solar Farm (Total Eren), Tamworth NSW**

The proposed Middlebrook Solar Farm will produce up to 500 megawatts alternating current. **Soil Survey Author.** Preparation of report describing the soil characteristics of the proposed site and analysis of the field and laboratory data to characterise the potential for erosion during construction, operation, and decommissioning. In addition, provide a benchmark for soil condition for rehabilitation.

### **Alectown Wind Farm (Neoen), Alectown NSW**

The proposed 120 MW wind farm will generate energy that will be supplied directly into the national electricity grid through a proposed connection into the 132 kV Parkes to Wellington transmission line. **Project Manager.** Delivery, authoring and management of the Scoping Report and associated documentation, as well as technical advice and client contact.

### **Avonlie Solar Farm (Iberdrola), Narrandera NSW**

This project will be a large-scale solar farm in Narrandera, New South Wales. The project will comprise more than 450,000 solar panels with a total energy capacity of up to roughly 245MW(DC). **Ecologist, Project Manager.** Biodiversity surveys pre-approval. Contributor to the Environmental Impact Assessment, project manager of the

post-approval period and author of construction environmental management plan updates.

### **Burrawong Wind Farm (Windlab), Balranald NSW**

Burrawong Wind Farm could host up to 107 wind turbines and produce enough clean energy to power up to 470,000 homes. **Project Manager.** Delivery, authoring and management of the Scoping Report and associated documentation, as well as technical advice and client contact.

### **Snowy 2.0 Transmission Line Connection Project (UGL), Kosciuszko National Park and Bago State Forest, NSW**

Snowy 2.0 is the largest committed renewable energy project in Australia. The Transmission Connection Project will connect Snowy 2.0 Main Works into the National Electricity Market. **Technical lead and field technician.** Technical lead and field technician for the pre-construction baseline water quality monitoring for the project, which included over 18 months of water sampling at 12 locations associated with the project, a pre-construction water quality monitoring strategy and post-monitoring event reporting.

### **Beryl Solar Farm (Tranex Solar), Gulgong NSW**

When completed, the 309,000 advanced solar modules on the Beryl Solar Farm will produce energy to run approximately 25,000 average NSW homes, displacing more than 167,000 metric tons of carbon dioxide emissions per year. **Workstage Manager.** Managing the deliverables associated with post-approval environmental management, which includes the implementation of agri-trials to determine the most appropriate method of groundcover management for the site.

### **Linear infrastructure**

#### **Parkes Intermodal Site and Soil Assessment (BG&E), Parkes NSW**

Site and soil analysis for an on-site sewage management system to support the development of the Parkes Logistics Terminal. **Project Manager.** Collection of soil samples from the project site. Analysis of site physical characteristics, laboratory data and project details to determine the site suitability, location and design of an on-site sewage management system in general accordance with the relevant guidelines.

### **Henry Lawson Drive (Lyll & Associates), Milperra NSW**

The NSW Government is upgrading Henry Lawson Drive to reduce congestion and improve safety and connectivity. **Report author.** Data analysis and report author of a construction and operation surface water assessment for the upgrade of Henry Lawson Drive.

### **Melbourne Airport SAP3 Signalling Power Supply Upgrade Contamination Assessment (BG&E), Melbourne VIC**

Contamination assessment prior to signalling power supply upgrades for the rail corridor between Sunshine to Albion for ARTC upgrade works for the commencement of the Melbourne Airport Rail. **Field technician and report author.** Sample collection, data analysis and report preparation of the contamination assessment.

### **Barton Highway Upgrade (TfNSW), NSW**

The objectives for the Barton Highway align with the objectives in the Long-Term Transport Master Plan. The objectives for the Barton Highway are: Improve liveability and reduce social disadvantage, improve economic growth and productivity, provide scope for regional development and accessibility, improve sustainability, improve safety and security, and improve transport integration process. **Field technician.** Collection of soil samples for Optically Stimulated Luminescence (OSL) dating, and preparation of soil logs in proximity to Aboriginal cultural heritage salvage works.

### **Echuca-Moama Bridge Project – Stage 4 Moama Intersection Detailed Site Investigation (TfNSW), Moama NSW**

TfNSW are looking to divest a parcel of land, which is currently used for residential purposes. A Detailed Site Investigation was required to determine the type and extent of contamination at the site. **Field technician and report author.** Sample collection, data analysis and report preparation of the Detailed Site Investigation.

### **Land management**

#### **Lake Victoria Geomorphological and Erosion Assessment (South Australia Water), Lake Victoria NSW**

Lake Victoria is managed by SA Water as a water reservoir for South Australia domestic water but is overseen by the MDBA. The ancient lake has over 1,000 Aboriginal heritage sites recorded. Due to ongoing water management an Aboriginal Heritage Impact Permit is required to continue to operate the lake **Field technician and report author.** Collection of soil samples and landscape descriptions and mapping to support independent recommendations on Lake management that best supports the conservation of Aboriginal cultural heritage. Provision of a geomorphic risk assessment of the new permit area with a focus on the threats of erosion to Aboriginal cultural heritage.

#### **Crookwell Landfill Surface Water and Groundwater Assessment and Management Plan (Upper Lachlan Shire Council), Crookwell NSW**

A Surface Water and Groundwater Assessment, and Management Plan, of the current landfill to meet the requirements of the Environmental Protection Licence. **Project Manager.** Delivery, authoring and management of the Surface Water and Groundwater Assessment and the Surface Water and Groundwater Management Plan. Key client contact.

#### **Crookwell Landfill Closure Plan (Upper Lachlan Shire Council), Crookwell NSW**

A Landfill Closure Plan as required by the NSW EPA and in accordance with the Solid Waste Landfill Guidelines 2016. **Project Manager.** Management of deliverables, landfill surface gas monitoring and author of the Landfill Closure Plan.

#### **North Ridge Materials Facility (Riverina Warehousing Solutions), Wagga Wagga NSW**

The North Ridge Materials Facility would convert an historic liquid waste evaporation pond into a non-putrescible solid waste disposal cell and leachate evaporation pond. The main waste cell would have the capacity to accept about 630,000 m<sup>3</sup> of non-putrescible waste. **Project Manager.** Delivery, authoring and management of the

Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact.

### **Auditing and compliance**

#### **Griffith Base Hospital Audit (NSW Government), Griffith NSW**

The \$250 million Griffith Base Hospital Redevelopment involves the planning, design and delivery of a hospital designed to meet the needs of Griffith and surrounding communities both now and into the future. The project is being delivered in several phases. They include early and enabling works, currently underway on the health campus, and the delivery of a new multi-storey hospital as part of the main phase of works. **Support auditor.** Site visit, review of documentation and audit report.

#### **Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre Audit (NSW Government), Randwick NSW**

The \$658 million Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre brings world-leading clinical care, research and education together under one roof, to transform kids' health. The Project will be delivered as a single project in an integrated facility, to transform paediatric health care locally, nationally and globally. **Support auditor.** Audit plan, site visit, review of documentation and audit report.

#### **Forbes Brinecure Annual Compliance Reporting (Loris H Hassall), Forbes NSW**

Forbes Brinecure is a tannery that processes cattle hides. Up to 311,000 cattle hides are processed each year. **Project Manager.** Data analysis and reporting for the Annual System Performance Report in compliance with the Environmental Protection Licence. Data analysis included soil, brine, pasture and nutrient balance.

#### **Geelong Leather Annual Compliance Reporting (Loris H Hassall), Culcairn NSW**

Geelong Leather is a tannery that processes cattle hides and kangaroo skins. Geelong Leather produce a high quality 'wetblue' leather product that is shipped around the world for the production of leather goods. **Project Manager.** Data analysis and reporting for the Annual System Performance Report in compliance with the Environmental Protection Licence. Data analysis included soil, groundwater, brine, sludge, pasture and nutrient balance.

### **Mining and resources**

#### **Tharbogang Landfill and Quarry Groundwater Compliance Reporting (Griffith Council), Tharbogang NSW**

The proposed extension to the existing quarry; extracting, processing and transporting between 150,000 and 315,000 tonnes of quarry product by road per year, for up to 25 years; extending landfill operations. **Field technician and report author.** Analysis and reporting of annual groundwater monitoring data.

#### **Mt Bundarbo Quarry (Bald Hill Quarry), Jugiong NSW**

Construction of a hard rock quarry near Jugiong, NSW. The quarry will extract and process 100,00 to 150,000 tonnes per annum with peak demands of up to 450,000 tonnes per annum with material from the quarry supporting local development and maintenance. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact.

#### **Murray's Crossing Quarry (Bald Hill Quarry), Tumbarumba NSW**

An existing hard rock quarry seeking to increase extraction to 100,000 tonnes per annum with peak periods of 200,000 tonnes per annum over a period of 25 years, with material from the quarry supporting local development and maintenance. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact. Collection of water quality samples.

### **Government**

#### **Bomen RiFL (Wagga Wagga City Council), Wagga Wagga NSW**

Construction of the multi-million-dollar Riverina Intermodal Freight and Logistics (RiFL) Hub at Bomen in Wagga Wagga has marked another milestone, with more than one million individual pavers laid over 26,000 square metres for the terminal base. **Erosion and Sediment Control Audit.** Site visit and audit report of on-site erosion and sediment controls.



# Appendix B DPHI Approval

NSW Planning ref: SSD-11099584-PA-46

Kathryn Saunders  
Senior Advisor, Town Planning (Post Approval & Compliance)  
Health Infrastructure  
1 Reserve Road  
St Leonards New South Wales 2065

03/06/2024

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Sent via the Major Projects Portal only

**Subject:** Sutherland Hospital Operating Theatre Upgrade (SSD-11099584) - Independent Auditor agreement

Dear Ms Saunders

I refer to your request for the Planning Secretary's agreement of suitably qualified, experienced, and independent persons to undertake the first operational Independent Audit of Sutherland Hospital Operating Theatre Upgrade (the **project**), submitted as required by conditions C39 and C40 of SSD 11099584, as modified (the **Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 24 May 2024.

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

In accordance with Condition C39 of the Consent and the *Independent Audit Post Approval Requirements (2020)*, and as nominee of the Planning Secretary, I agree to the following lead auditor:

- Ms Natascha Arens from NGH Pty Ltd

Given that construction of all stages is complete, and the project has been operational since December 2023, this agreement applies to the first three operational independent audits of the project only and is conditional upon Ms Arens maintaining her current certification as principal auditor and independence from the project.

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 the 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.

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

Yours sincerely

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

Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Planning Secretary

## Appendix C Audit table

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
<b>PART A ADMINISTRATIVE CONDITIONS</b>								
A1	<p><b>Obligation to Minimise Harm to the Environment</b></p> <p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	Document review, interviews and site visit.	The audit found that the project is being managed to prevent material harm to the environment.	C	C	C	C	C
A2	<p><b>Terms of Consent</b></p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p>	Document review and site visit	The audit found that the project is largely being carried out in compliance with the conditions of consent. However, four other non-compliances have been raised for this audit report therefore the project is not in compliance with the conditions of this consent.	C	C	NC	NC	NC

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
(b)	in accordance with all written directions of the Planning Secretary;	Document review and site visit	Nil written directions in the operational audit period.	NT	NT	NT	NT	
(c)	generally in accordance with the EIS and Response to Submissions;	Document review and site visit	The audit found that the project is largely being carried out in compliance with the EIS and response to submissions	C	C	C	C	
(d)	generally in accordance with the section 4.55 modification application (SSD-11099584-Mod-1) document titled Sutherland 230517_s4.55(1A) Modification_Sutherland Hospital Mod_Updated with Tree Addition Final, prepared by Architectus and dated 17 May	Mod 1 – consolidated consent approved 8 June 2023					C	
(e)	in accordance with the approved plans in the table below:	Document review and site visit	The audit found that the all the plans below are being used to undertake construction of the project.	C	C	C	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)																																																																								
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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:		There have been no notifications of written directions from the Planning Secretary during the operational period of the Project.					NT																																																																																																																																																								

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	(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;		Nil for this operational audit period.	NT	C	C	C	
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		Nil for this operational audit period.	NT	NT	NT	NT	
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.		Nil for this operational audit period.	NT	NT	C	NT	
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 <u>A2(c)</u> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition <u>A2(c)</u> , the most recent		No conflict.	NT	NT	NT	NT	NT



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	document prevails to the extent of the inconsistency, ambiguity or conflict.							
A5	<b>Limits of Consent</b> This consent lapses five years after the date of consent unless work is physically commenced.		Noted	NT	NT	NT	NT	NT
A6	<b>Prescribed Conditions</b> The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1 CC2 and CC3	It is noted that there is no Part 6, <b>Division 8A</b> of the EP&A Regulation however that this condition is likely referring to Part 6 Division 8 <b>clause 98</b> which relates to compliance with the Building Code of Australia. The Certifier for the project is undertaking progressive assessment of the works for compliance with the BCA as evidenced in CC1 CC2 and CC3.	C	C	C	C	C
A7	<b>Planning Secretary as Moderator</b> 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.	Interview	No disputes to date.	NT	NT	NT	NT	NT

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A8	<p><b>Evidence of Consultation</b></p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Interview</p> <p>Green Travel Plan, Rev 9 Stantec 3/11/2023</p>	<p>There have been no complaints about outdoor lighting, pursuant to Condition E9, therefore no consultation has been undertaken with impacted landowners.</p> <p>TFNSW were consulted for the preparation of the GTP. The consultation occurred in May 2023 with comments addressed and incorporated into the GTP Rev 5.</p>	C	C	C	C	C
A9	<p><b>Staging</b></p> <p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or</p>	<p>Interview</p> <p>Staging Report v5.0, dated November 2021</p>	<p>Operation is staged, as detailed in the Staging Report v5.0, dated November 2021, which covers the stages for construction and operation of the Project. Operation is divided into two milestones, Milestone 1 and Milestone 2.</p>	C	C	C	C	C

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	if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).							
A10	A Staging Report prepared in accordance with condition A9 must:	Interview Staging Report v5.0, dated November 2021		C	C	C	C	C
	(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;			C	C	C	C	
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);		Operational Staging Schedule table in Section 2 of the Staging Report v5.0.	C	C	C	C	
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and			C	C	C	C	

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	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.		Section 4 of the Staging Report v5.0.	C	C	C	C	
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			C	C	C	C	C
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.		Noted	C	C	C	C	C
A13	<b>Staging, Combining and Updating Strategies, Plans or Programs</b> 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	Construction and Operation Staging Report v5.0 prepared by Health Infrastructure November 2021		NT	NT	NT	NT	NT

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	<p>clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan(including management plan, architectural or design plan) or program);</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</p>							

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	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).							
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.		Noted	NT	NT	NT	NT	NT
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.		Noted	NT	NT	NT	NT	NT
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,		Noted	NT	NT	NT	NT	NT

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	plan, program or drawing.							
A17	<p><b>Structural Adequacy</b></p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>			C	C	C	C	NT
A18	<p><b>The External Walls and Cladding</b></p> <p>The external walls of all buildings including additions to existing buildings must comply with therelevant requirements of the BCA.</p>			C	C	C	C	NT
A19	<p><b>External Materials</b></p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition <u>A2</u>. Any minor changes to the colour and finish of approved externalmaterials may be approved by the Certifier provided:</p>			C	C	C	C	NT

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	<ul style="list-style-type: none"> <li>a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials</li> <li>b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ul>							
A20	<p><b>Applicability of Guidelines</b></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>		Noted	C	C	C	C	C
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and	Interview	Nil directions to date.	NT	NT	NT	NT	NT



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	management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.							
A22	<p><b>Monitoring and Environmental Audits</b></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&amp;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&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic</i></p>			C	C	C	C	C

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	<i>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>							
A23	<b>Access to Information</b> At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	<a href="https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex">https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex</a>	All documentation has been maintained on the Project website.	C	C	C	C	C
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:							
	(i) the documents referred to in condition <u>A2</u> of this consent;	<a href="https://www.hinfr.a.health.nsw.gov.au/WWW_Hinfra/media/SiteImages/Team%20Profiles/A2-Approved-Plans.pdf">https://www.hinfr.a.health.nsw.gov.au/WWW_Hinfra/media/SiteImages/Team%20Profiles/A2-Approved-Plans.pdf</a>	All documents were available at the time of the audits.	C	C	C	C	

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	(ii) all current statutory approvals for the development;	<a href="https://www.hinfr.a.health.nsw.gov.au/getmedia/ebe33135-407d-4a75-a94d-55d429d10fbe/Instrument-of-Modification.pdf.aspx">https://www.hinfr.a.health.nsw.gov.au/getmedia/ebe33135-407d-4a75-a94d-55d429d10fbe/Instrument-of-Modification.pdf.aspx</a>	The SSD consent is available and the consolidated consent following Modification 1 on the project website. The Mod report is also available on the website.	C	C	C	NC	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	<a href="https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex">https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex</a>	The Construction Environmental Management Plan, Construction Noise and Vibration Management Plan, Construction Traffic and Pedestrian Management Plan, Demolition Work Plan and Staging report are all available on the website.  The Green Travel Plan is also available on the Project website.	C	C	C	C	
	(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;	<a href="https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex">https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex</a> <a href="https://www.hinfr.a.health.nsw.gov.au/WWW_Hinfra/">https://www.hinfr.a.health.nsw.gov.au/WWW_Hinfra/</a>	Independent audits (audit 1 to Audit 4) for construction are available on the website.  A complaints register is also provided on the website. It is noted that there have been no complaints to date and the register was updated 11 October 2023.  Also provided on the website is the Out of hours work approval (refer to	NT	C	NC	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		<a href="#">media/SiteImages/PDF/Children's%20Hospital%20at%20Westmead/21-949-Sutherland-Hospital-audit-2-Final.pdf</a>	C6).					
	(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 href="https://www.hinfr.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex">https://www.hinfr.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex</a>	There are no construction monitoring reports available on the website. However, the website has been updated with the Operational Noise Compliance Testing and Post-completion – Operational Noise Testing monitoring data.	C	C	NC	C	
	(vi) a summary of the current stage and progress of the development	<a href="https://www.seslhd.health.nsw.gov.au/sutherland-hospital/about-us/sutherland-hospital-operating-theatre-complex">https://www.seslhd.health.nsw.gov.au/sutherland-hospital/about-us/sutherland-hospital-operating-theatre-complex</a>		C	C	C	C	
	(vii) contact details to enquire about the development or to make a complaint;	<a href="https://www.hinfr.a.health.nsw.gov.au/contact/contact">https://www.hinfr.a.health.nsw.gov.au/contact/contact</a>	There is a generic contacts tab on the website	C	C	C	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		<a href="https://www.hinfr a.health.nsw.gov.au/news/latest/latest/sutherland-hospital%E2%80%99s-new-mri-machine-arrives-on-s">https://www.hinfr a.health.nsw.gov.au/news/latest/latest/sutherland-hospital%E2%80%99s-new-mri-machine-arrives-on-s</a>						
	(viii) a complaints register, updated monthly	<a href="https://www.hinfr a.health.nsw.gov.au/WWW_Hinfr/media/SiteImages/Content/220510-Complaints-Register-Draft.pdf">https://www.hinfr a.health.nsw.gov.au/WWW_Hinfr/media/SiteImages/Content/220510-Complaints-Register-Draft.pdf</a>	There is a complaints register on the Project website. There have been no complaints in this reporting period. The current complaints register is dated 11 October 2023.	NT	C	C	C	
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	<a href="https://www.hinfr a.health.nsw.gov.au/getmedia/b8660a9d-da5f-4e89-96ec-069527247e3d/Independent-Audit-Report-4.pdf.aspx">https://www.hinfr a.health.nsw.gov.au/getmedia/b8660a9d-da5f-4e89-96ec-069527247e3d/Independent-Audit-Report-4.pdf.aspx</a>	The audit reports and the Proponent's Responses are provided on the Project website. The naming of each Audit Report and Proponent's Response are clearly named.	NT	C	NC	NC	
	(x) any other matter required by the Planning Secretary; and		Noted	NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		All documentation remains on the Project website and has been updated with operational items, such as the Operational noise compliance testing and Post completion – operational noise testing.	NT	NT	C	C	
A24	<b>Compliance</b> 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.	Training records, operation and maintenance plans, Schedules, OmTrak software	Staff are required to undertake training for various things like the handling and management of dangerous goods. Refer to Condition E14.  OmTrak system is used to maintain maintenance schedules to ensure the operation conditions are met throughout the lifetime of operation of the development, refer to Condition E10.  TSH Sustainability Working Group ensure implementation and feedback on the GTP, refer to Condition E7.	C	C	C	C	C
A25	<b>Incident Notification, Reporting and Response</b> 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	Interview	No notifiable incidents to date.	NT	NT	NT	NT	NT

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	one) and set out the location and nature of the incident.							
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .			NT	NT	NT	NT	NT
A27	<b>Non-Compliance Notification</b> The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Email from DPHI, 24/10/2023  Letter from HI to Planning Secretary, dated 5 March 2024  Email from Planning Secretary to HI, dated 23 May 2024	Email 24/10/2023 identifying that the non-compliances of Audit 4 had been received and reviewed, and that no further action was required.  Email (23/05/2024) identifying the non-compliance that acoustic reports were not submitted to the Planning Secretary for information within two months of the operation of stages Milestone 1 and Milestone 2. The submission of the non-compliance was within 7 days of HI Project team becoming aware of the non-compliance.	NT	C	C	C	C
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to	Proponent's Response, 16/10/2024  Letter from HI to Planning Secretary, dated 5 March 2024	Proponent's Response identified the application number, the CoC impacted by the non-compliances, the way it was non-compliant, and the actions taken.  HI detailed in the letter to the Planning Secretary, 5/03/2024, that although the reports assessing post completion	NT	C	NT	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	address the non-compliance.		and operational noise from all operational milestones and conclude that the project complies with the consent and that no further works, or noise attenuation measures are required, these reports were not submitted within required timeframe. The letter identifies the condition, the way it does not comply and what actions have been undertaken.					
A29	A non-compliance which has been notified as an incident does not need to also be notified as anon-compliance.			NT	C	C	C	NT
A30	<b>Revision of Strategies, Plans and Programs</b> Within three months of:							C
	(a) the submission of a compliance report under condition <u>A33</u> ;		No Compliance reports have been required to date.	NT	NT	NT	NT	
	(b) the submission of an incident report under condition <u>A26</u> ;		There have been no incidents to date	NT	NT	NT	NT	
	(c) the submission of an Independent Audit under condition <u>C42</u> or <u>C43</u> ;	Post approval receipt, C30.  Submission receipt email, 17/10/2023	The IAR was finalised on the 9 October 2023, therefore this part of the condition was triggered in January 2024. The DPHI was made aware that a review was being carried out on strategies, plans and programs as required by this condition on	NT	C	C	NC	



Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
			17/10/2023.					
	(d) the approval of any modification of the conditions of this consent; or			NT	NT	NT	NC	
	(e) the issue of a direction of the Planning Secretary under condition <u>A2</u> which requires areview,  the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		Nil to date	NT	NT	NT	NT	
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and		Nil to date	NT	C	C	NT	NT

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	<p>/ 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>							
A32	<p><b>Compliance Reporting</b></p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>		<p>The Compliance Reporting Post Approval Requirements minimum requirements are for the first compliance report to be undertaken within 52 weeks of operation.</p>	NT	NT	NT	NT	NT
A33	<p>Compliance Reports must be submitted to the Department in accordance with the timeframes setout in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.</p>		<p>Nil to date</p>	NT	NT	NT	NT	NT

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Nil to date	NT	NT	NT	NT	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		Noted	NT	NT	NT	NT	NT
<b>PART C – DURING CONSTRUCTION</b>								
C39	<b>Independent Environmental Audit</b> Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from HI to Planning Secretary, dated 24 May 2024  Email from Planning Secretary to HI, dated 4 June 2024	The nomination of the proposed auditors was provided to DPFI on the 24 May 2024. Approval was received from DPFI 3 June 2024.	NC	C	C	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		Letter from Planning Secretary to HI, dated 3 June 2024						
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.		This audit has been conducted in accordance with the Independent Audit Post Approval Requirement (DPIE 2020)	C	C	C	C	C
C41	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.		Noted	NT	NT	NT	NT	NT
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:							C
	(a) review and respond to each Independent Audit Report prepared under condition <u>C40</u> of this consent, or condition <u>C41</u> where notice is given;	Independent Audit No. 4 – Proponent Review and Response, dated 16 October 2023		NT	C	C	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	(b) submit the response to the Planning Secretary; and	Post approval form, C40, C42, C43  Post approval submission receipt email, dated 17/10/2023	The Proponent's Response, were submitted to the Planning Secretary on 17/10/2023.	NT	C	C	C	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	<a href="https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex">https://www.hinfr.a.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex</a>  Aconex transmittal from T&T to Hindmarsh, 24/10/2023	Aconex 24/10/2024 indicates with email and photo that the Audit 4 Report and Proponent's Response were added to the Project website on 24/10/2024 within 60 days after submission to the Planning Secretary.	NT	C	NC	NC	
C43	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Post approval form, C40, C42, C43  Post approval submission receipt email, dated 17/10/2023	The IEA 4 report and the Proponent's Response, were submitted to the Planning Secretary on 17/10/2023, within two months of the date of the site audit.	NT	C	NC	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			NT	NT	NT	NT	NT
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>								
D1	<p><b>Notification of Occupation</b></p> <p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out</p>	<p>Interview</p> <p>Email from DPHI mailbox to HI, dated 5/10/2023</p> <p>Cover letter Hindmarsh to Planning Secretary, dated 26/11/2023</p>	<p>Notification of Milestone 1 occurred on the 17 March 2023.</p> <p>Notification of Occupation occurred on 5/10/2023 evidenced by email acknowledgement receipt of the Notification of Occupation for the Sutherland Hospital Operating Theatre Upgrade.</p> <p>Occupation (handover of Milestone 2), 5 December 2023.</p>	NT	NT	C	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	in that stage.							
D2	<p><b>External Walls and Cladding</b></p> <p>Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>	<p>NBRE Letter dated 17 June 2022 re A 19 and B4</p> <p>NBRE Letter dated 22 June 2022</p> <p>BCA Completion Certificate 7, certificate number BCAC-23118, dated 30 November 2023</p>	<p>Evidence of Design Certificate for External Wall and Cladding, dated 6 October 2023, issued to and approved by the Certifier. Item 181 in the BCA (BCAC-23118).</p>	NT	NT	C	C	C
D3	<p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>Letter from HI to Planning Secretary, dated 6 October 2023</p> <p>Post Approval form Condition D3, no date</p>	<p>The letter was submitted on 6 October to the Planning Secretary, within 7 days of acceptance from the Certifier.</p>	NT	NT	NT	NT	C
D4	<p><b>Works as Executed Plans</b></p> <p>Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the</p>	<p>WAE plans dated 21.12.2022</p>	<p>WAE drawings submitted to the certifier on the 15/12/2022</p>	NT	NT	C	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.							
D5	<p><b>Warm Water Systems and Cooling Systems</b></p> <p>The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i>, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.</p>	JEC Installation certificate 8/12/2023 for Milestone 1	The JEC installation certificate confirms compliance with D5 and D7.	NT	NT	C	C	C
D6	<p><b>Outdoor Lighting</b></p> <p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting</p>	Ratson group electrical Certificate 8/12/2022 BCA Completion Certificate 7, BMG, dated 30 November 2023	Ratson Group electrical contractors confirm that lighting has been designed to comply with AS 4282-2019.	NT	NT	NT	NT	C



Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:							
	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and	Ratson group electrical Certificate 8/12/2022	Ratson Group electrical contractors confirm that lighting has been designed to comply with AS 4282-2019.	NT	NT	NT	C	
	(b) has been mounted, screened and directed in such a manner that it does not create an nuisance to surrounding properties or the public road network.	Ratson group electrical Certificate 8/12/2022	Ratson Group electrical contractors confirm that lighting has been designed to comply with AS 4282-2019.	NT	NT	NT	C	
D7	<b>Mechanical Ventilation</b> Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	JEC Installation certificate 8/12/2023 for Milestone 1	The JEC installation certificate confirms compliance with D5 and D7.	NT	NT	C	C	C
	(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical</i>			NT	NT	C	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	<i>ventilation in buildings and other relevant codes; and</i>							
	(b) any dispensation granted by Fire and Rescue NSW.			NT	NT	NT	NT	
D8	<p><b>Operational Noise – Design of Mechanical Plant and Equipment</b></p> <p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition <u>B22</u> have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the ‘Noise &amp; Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)’ prepared by JHA Consulting Engineers and dated 10 August 2021.</p>	<p>PWNA (14 December 2022) Operational Noise Compliance testing</p> <p>Certifier Compliance 19 January 2023.</p>	<p>An assessment of operational noise has been undertaken (PWNA Dec 2022) and submitted to the Certifier (Blackett McGuire Goldsmith) 19 January 2023.</p>	NT	NT	C	C	C
D9	<p><b>Fire Safety Certification</b></p> <p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority</p>	<p>Fire safety Certificate Raston – electrical 8/12/222</p> <p>Assa Abloy – autodoors – 9/12/2022</p> <p>Bright ceilings – partitions</p>	<p>Individual safety certificates have been issued for components of work; however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued.</p> <p>The auditor notes that a contractor is</p>	NT	NT	NC	C	NC

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	and Council. The Fire Safety Certificate must be prominently displayed in the building.	7/12/2022 Glazing – JD eleven – 9/12/2022 Hydraulic Hytec – 8/12/22 Mechanical JEC – 8/12/22 NEDF – doors – 9/12/22 Signage – pacific signage 8/12/22 Summit Fire services 7/12/22	required for fire dampeners. TSH will go out to tender for the work to the internal buildings. These works to commence in a month. Fire Certificate will likely take a few months to be issued.					
D10	<b>Structural Inspection Certificate</b> Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Structural inspection certificate issued by Acor consultants 6 March 2023 During construction Structural inspection report ACOR dated 29/9/2022. Email notification to the certifier dated 6 March 2023. Submitted to council 24 January	Structural have been ongoing during construction. The final certificate dated 6 March 2023, closes out this condition.	NT	NT	C	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		2023 and again in March 2023 with the final certificate.						
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	As above			NT	C	C	
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	As above		NT	NT	C	C	
D11	<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b> Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:	The Sutherland Hospital Post Construction Dilapidation Report, Project Solutions, dated 7/11/2023		NT	NT	NT	NT	C
	(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation	The Sutherland Hospital Post Construction Dilapidation Report, Project Solutions, dated 7/11/2023	Section 5 - No findings of damage which could be attributed to the project were noted at the time of inspection.	NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	Report required by condition B5 of this consent;							
(b)	have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).	The Sutherland Hospital Post Construction Dilapidation Report, Project Solutions, dated 7/11/2023  Email from Hindmarsh to Sutherland Shire Council, dated 8/11/2023.	Email (8/11/223) identified the findings of the post-dilapidation report to Council.	NT	NT	NT	NT	
(c)	be submitted to the Certifier;	BCA Completion Certificate 7, BMG, dated 30 November 2023	Email correspondence from Hindmarsh to the Certifier, dated 8/11/2023  Post-construction Dilapidation Report, dated 7/11/2023	NT	NT	NT	NT	
(d)	be forwarded to Council for information; and	Email from Hindmarsh to Sutherland Shire Council, dated 8/11/2023.	Email (8/11/223) identified the findings of, and provided a copy of, the post-dilapidation report to Council.	NT	NT	NT	NT	
(e)	be provided to the Planning Secretary when requested.			NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
D12	<p><b>Repair of Public Infrastructure</b></p> <p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p>	<p>Interview</p> <p>The Sutherland Hospital Post Construction Dilapidation Report, Project Solutions, dated 7/11/2023</p>	<p>No requirement to undertake any repair or replacement of public infrastructure following the Post-Dilapidation Survey.</p>	NT	NT	NT	NT	NT
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or			NT	NT	NT	NT	
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or			NT	NT	NT	NT	
	(c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of</i>			NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	<i>this consent.</i>							
D13	<p><b>Road Damage</b></p> <p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority’s assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<p>Interview</p> <p>The Sutherland Hospital Post Construction Dilapidation Report, Project Solutions, dated 7/11/2023</p>	No requirement to undertake any repair or replacement of public infrastructure following the Post-Dilapidation Survey.	NT	NT	NT	NT	NT
D14	<p><b>Post-Construction Survey – Residential Properties</b></p> <p>Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p>		A pre-construction survey was not required.	NT	NT	NT	NT	NT
	<p>(a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with</p>			NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	condition B7;							
	(b) be provided to the owner of the relevant buildings surveyed;			NT	NT	NT	NT	
	(c) be provider to the Certifier; and			NT	NT	NT	NT	
	(d) be provided to the Planning Secretary when requested.			NT	NT	NT	NT	
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.		A pre-construction survey was not required.	NT	NT	NT	NT	NT
D16	<b>Bicycle Parking and End-of-Trip Facilities</b> Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking	Green Travel Plan (GTP), Stantec, 3/11/2023 Rev 9  Email BM&G to Hindmarsh, dated	The requirements of this condition were submitted to the Certifier prior to operation. End-of-trip facilities is noted as an exclusion accepted by the Certifier.	NT	NT	NT	NT	NC



Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	and end-of-trip facilities must be submitted to the Certifier:	20/12/2023  BM&G BCA Completion Certificate, dated 30/11/2023						
(a)	the provision of a minimum 11 additional bicycle parking spaces;	Site inspection  GTP, 3/11/2023	There are 9 bicycle parking hoops, which translates to 18 bicycle parking spaces, under level 2.  Refer to site inspection photos.	NT	NT	NT	NT	
(b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;	Consultant's Design Certificate NBR5 Architecture, dated 25/09/2023  Contractor's Design Certificate Hindmarsh Construction, dated 25/09/2023  Site inspection	The bicycle parking is located beneath level 2 in an easy to access and well-lit area with passive surveillance.  Refer to site photographs.	NT	NT	NT	NT	
(c)	the provision of end-of-trip facilities for staff; and	BM&G BCA Completion Certificate, dated 30/11/2023	End of trip facilities are already provided within the hospital and were excluded from the BCA Completion Certificate, item 3(f), dated 30/11/2023.	NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	(d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>		This subpart of Condition D16 achieved a non-compliance. Although there are no approved design plans that include appropriate pedestrian and cyclist advisory signs, it is a requirement of this condition.	NT	NT	NT	NT	
D17	<b>Green Travel Plan</b> Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:	Green Travel Plan (GTP), Stantec, 3/11/2023  BCA Certificate - 23118, BM&G, dated 30/11/2023, item 168	A Green Travel plan has been submitted to the certifier and to DPHI.	NT	NT	C	C	C
	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;	Stantec	Stantec are traffic specialists	NT	NT	C	C	
	(b) incorporate data from available sources including surveys of staff and visitors;	Section 2 of the GTP		NT	NT	C	C	
	(c) include objectives and aspirational, achievable and specific modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose	Section 4 of the GTP		NT	NT	C	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	of the GTP							
(d)	include specific tools and actions to help achieve the objectives and mode share targets	Section 4.2		NT	NT	C	C	
(e)	address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the use of patients and visitors	Section 5.5 Section 2.1.2		NT	NT	C	C	
(f)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP	Section 5		NT	NT	C	C	
(g)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and	Section 6		NT	NT	C	C	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	(h) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy	Section 5 and 6	Section 5 and 6 of the plan require the appointment of a dedicated travel co-ordinator.	NT	NT	C	C	
D18	<b>Utilities and Services</b> Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Sydney Water section 73 certificate 7 July 2022	A compliance certificate under Section 73 of the Sydney Water Act has been received.	NT	C	C	C	C
D19	<b>Stormwater Operation and Maintenance</b> Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.	WAE plans dated 21.12.2022 Email dated 30/3/23 noting submission to Council	WAE drawings submitted to certifier on the 15/12/2022 and council on the 30/3/23	NT	NT	C	C	C
D20	Prior to the commencement of operation, a letter of certification for the WAED required by condition <u>D19</u> , must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater	Acor letter of certification dated 22/12/22  Email dated 30/3/23 noting submission to Council	The letter from ACOR details compliance with this condition.	NT	NT	C	C	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition <u>C25</u> and <i>Sutherland Shire Public Domain Technical Manual</i> (Sutherland Shire Council, 2017).							
D21	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:	Interviews  Stormwater Plan, ACOR Consultants Pty Ltd, 22/12/2022  BCA Certificate - 23118, BM&G, dated 30/11/2023, item 158	The auditor notes that the builder advised that Stormwater was constructed as part of Early Works under a Review of Environmental Factors (REF) approval pathway. Stormwater plan (ACOR 22/12/2022) confirms existing Stormwater infrastructure.	NT	NT	NT	NT	NT
	(a) maintenance schedule of all stormwater quality treatment devices;			NT	NT	NT	NT	
	(b) record and reporting details;			NT	NT	NT	NT	
	(c) relevant contact information; and			NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	(d) Work Health and Safety requirements.			NT	NT	NT	NT	
D22	<b>Signage</b> Signage must be installed in accordance with the specifications of the signage drawings listed in condition <u>A2</u> .	Interview Site inspection	Signage required in the approved plans as per A2 is for statutory signage for the fire stairs.	NT	NT	NT	NT	C
D23	Prior to the commencement of operation, way-finding signage must be installed.	Interview Site inspection	Wayfinding signage sighted during the site inspection. No requirement for wayfinding signage in any of the approved plans. Refer to site inspection photos.	NT	NT	NT	NT	C
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Interview Site Inspection	No requirement for wayfinding signage in any of the approved plans for bicycle parking, or end of trip facilities, which are essentially located in the hospital.  Wayfinding signage is an action in the GTP, refer section 5.3.	NT	NT	NT	NT	NC
D25	<b>Operational Waste Management Plan</b> Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	Riccardo (20/12/2023 Rev 3) Operational Waste Management Plan for Sutherland Hospital Operating Complex  Transmittal from	Riccardo (20/12/2023) prepared an Operational Waste Management Plan for the Sutherland Hospital Operating Complex.  The OWMP was provided to the Certifier on 22/12/2023.	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		Hindmarsh to the Certifier, dated 22/12/2023.						
(a)	detail the type and quantity of waste to be generated during operation of the development;	Section 2.1 and 2.2		NT	NT	NT	NT	
(b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);	Section 2.2 and 2.4		NT	NT	NT	NT	
(c)	detail the materials to be reused or recycled, either on or off site; and	Section 2.6		NT	NT	NT	NT	
(d)	include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February	Section 2.3		NT	NT	NT	NT	

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	2021							
D26	<p><b>Site Contamination</b></p> <p>Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.</p>	<p>Phreatic Consulting SAR (20 January 2023)</p> <p>Site auditor statement 20 January 2023</p>	<p>Phreatic Consulting were engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP.</p> <p>Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.</p>	NT	NT	C	C	C
D27	<p><b>Landscaping</b></p> <p>Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition <u>B23</u>.</p>	<p>Interview</p> <p>Site inspection</p> <p>Statement of Compliance, Rockface Landscaping, dated 24/10/2023</p>	<p>Letter of compliance from Rockface Landscaping, dated 24 October 2023, identifying that the landscaping complies with the approved plans.</p>	NT	NT	NT	NT	C
D28	<p>Prior to the commencement of operation, the Applicant is required to enter into a Deed of Agreement with Council for the planting of 64 off-site trees.</p>	<p>Sutherland Shire Council Offsite Tree Replacement Election Application, dated</p>	<p>Prior to the commencement of operation, a Deed of Agreement was signed with Sutherland Shire Council for 64 offsite trees. The Agreement was provided to the Planning</p>	NT	NT	NT	NT	C



Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	<p><i>Note: The costs for off-site planting under the Deed of Agreement are outlined in Council's Schedule of Fees and Charges. Deed of Agreement forms can be downloaded from Council's website at:</i></p> <p><a href="http://www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement">www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement</a></p>	<p>29/09/2023</p> <p>Letter from HI to DPHI, dated 6/10/2023</p>	<p>Secretary on 6/10/2023.</p>					
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>	<p>Rockface Operating and Maintenance Manual for Landscaping Contract Works for Sutherland Hospital Operating Theatre Upgrade, 24 October 2023</p> <p>Transmittal Hindmarsh to the Certifier, 20/10/2023</p> <p>Sutherland</p>	<p>Rockface have prepared the operating and maintenance manual for ongoing landscape maintenance. The Certifier received the manual on 20/10/2023, prior to the commencement of operation.</p>	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		Hospital Operating Theatre Upgrade, SSDA Landscape Public Domain Report, 20-693_REP_L001 February 2021						
<b>PART E POST OPERATION</b>								
E1	<p><b>Operation of Plant and Equipment</b></p> <p>All 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>OmTrak System</p> <p>Laboratory Certificates, cooling towers</p>	<p>Online system, OmTrak manages activities such as maintenance, which is currently done by Hindmarsh for the handover period and will be taken over by the hospital on 30 November 2024.</p> <p>Each asset is registered and include scheduled maintenance for each asset. Notifications are provided to relevant parties.</p> <p>Manuals are maintained in the system and also copies on USB. Have been 100% reviewed. Maintenance DLP – still done by Hindmarsh. The certifications of the hospital staff will be required following November.</p> <p>Sighted lab certificates for cooling water testing in the cooling towers.</p>	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
E2	<p><b>Warm Water Systems and Cooling Systems</b></p> <p>The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.</p>	<p>OmTrak System water testing record, 20/05/2024</p> <p>Laboratory Certificates, cooling towers</p> <p>Hot Water Commissioning Sheets, Hitech Plumbing, 9/10/2023.</p>	<p>OmTrak System record, 20/05/2024, showed that the annual hot water system part of stage 1 works. The system was checked for leaks, valves were checked, and pumps were checked to be circulating correctly. Record entered by Hitech.</p> <p>Commissioning Sheets refer to the tests undertaken, with information and photos, to show that the hot water system was operating as required.</p>	NT	NT	NT	NT	C
E3	<p><b>Environmental Management Plan</b></p> <p>Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition <u>D26</u> and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i>.</p>	<p>Phreatic Consulting Site Audit Report, Sutherland Hospital Part A - Operating Theatre Complex, 21036 SAR, 20/01/2023</p> <p>Phreatic Consulting Site Audit Statement, NSW EPA</p>	<p>The Site Audit Report and Statement conclude that no Environmental Management Plan is required for the site.</p>	NT	NT	NT	NT	NT

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
E4	<p><b>Operational Noise Limits</b></p> <p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the 'Noise &amp; Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.</p>	<p>Site interviews</p> <p>Pulse White Noise Acoustics, Sutherland Hospital, Operational Noise Compliance Testing, Report no. 220684_Sutherland Hospital, Acoustic Testing_BW_R1, dated 14 December 2023</p> <p>Post-operation Certificate, Acoustic Services, JHA, dated 12/02/2024</p>	<p>Noted</p> <p>No noise complaints have been received during operation of the development.</p> <p>Short-term noise monitoring was undertaken on 09/10/2024 by Pulse White Noise Acoustics, which identified that the development is operating within the operational noise levels for mechanical plant.</p>	NT	NT	NT	NT	C
E5	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a</p>	<p>Pulse White Noise Acoustics, Sutherland Hospital, Post Completion, Operational Noise Testing report, dated 9 October 2023, Revision 0, project no.</p>	<p>Report and Certificate confirm short term noise monitoring of mechanical plant are within the recommended noise levels. Documents were provided to the Planning Secretary on 4/03/2024, not within two months of the commencement of each operational stage (Milestone 1 and</p>	NT	NT	NT	NT	NC

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	230559.  Pulse White Noise Acoustics, Sutherland Hospital, Operational Noise Compliance Testing, Report no. 220684_Sutherland Hospital, Acoustic Testing_BW_R1, dated 14 December 2023  Letter from HI to DPHI, dated 4/03/2024  Post-operation Certificate, Acoustic Services, JHA, dated 12/02/2024	Milestone 2).  However, the auditor notes that the documents were submitted to the Planning Secretary in March 2024 and the non-compliance notified under SSD-11099584-PA-45.					
E6	<b>Unobstructed Driveways and Parking Areas</b>  All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces	Interview  Site inspection	During the site inspection, the auditor observed no obstructed driveways or parking areas.  Signage and road markings were observed identifying areas as no	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	must not be used for the manufacture, storage or display of goods,materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		<p>parking.</p> <p>Construction notices are provided if ambulance pathways will be blocked.</p> <p>Front and back are for Ambulance and Emergency Services. Ample parking provided for people wanting to access the back of the hospital.</p> <p>Staff liaise with Ambulance Coordinator (HRM) to discuss any building works or movements required in those areas.</p>					
E7	<p><b>Green Travel Plan</b></p> <p>The Green Travel Plan required by condition <u>D17</u> of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.</p>	<p>The Sutherland Hospital Sustainability Working Group Meeting Minutes, 30/04/2024</p> <p>Email SES LHD, dated 29/07/2024</p> <p>The Sutherland Hospital Newsletter, September 2023</p> <p>Interviews</p> <p>Green Travel Plan</p>	<p>Due to be updated GTP Rev 9, 3 November 2023. Scheduled to be reviewed by November 2024.</p> <p>TSH Sustainability Working Group is working to implement the GTP, evidenced in meeting minutes provided. The Group is actioning the provision of secure bike parking facilities. The email, 29/07/2024, indicates that the smoking shed is being painted, secured and electricity connected to be converted to sheltered bike parking with swipe access.</p> <p>Each year staff at TSH participate in 'Stepember', which is promoted</p>	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
		(GTP), Stantec, 3/11/2023	through TSH newsletter. TSH also promotes Walk to Work Day each December to all staff.					
E8	<p><b>Ecologically Sustainable Development</b></p> <p>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition <u>B10</u> of this consent.</p>	<p>Transmittal from Hindmarsh to the Certifier, 8/12/2023</p> <p>As-Built ESD Report: The Sutherland Hospital Theatre Upgrade, Revision A dated 5 December 2023</p> <p>DPHI submission acknowledgment, ESD Report, dated 18/12/2023</p>	<p>Transmittal, 8/12/2023, from Hindmarsh to BM&amp;G, noting the completed ESD report as attached to the transmittal.</p> <p>DPHI provided an acknowledgement letter that the ESD report was received on 12/12/2023 and identified that the development achieved 62.4 points (minimum of 60 points for a 5-star equivalency). dated 18/12/2023. The report was received prior to commencement of operation, 29/01/2024.</p>	NT	NT	NT	NT	C
E9	<p><b>Outdoor Lighting</b></p> <p>Notwithstanding condition <u>D6</u>, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the</p>	Site interviews	No complaints have been received and therefore no requirement to consult with adjacent landowners.	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	impacts to an acceptable level.							
E10	<p><b>Landscaping</b></p> <p>The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition <u>D29</u> for the duration of occupation of the development.</p>	<p>Site interviews</p> <p>Rockface O&amp;M Manual, dated 24 October 2023</p> <p>Email from Hindmarsh, dated 25/07/2024</p> <p>Site inspection</p>	<p>Landscape is being maintained on site. Refer to site photographs.</p> <p>The Operation and Maintenance Manual, Rockface, 24/10/2024, contains a schedule of maintenance for 52 weeks.</p> <p>The hospital will use the OmTrak management system to schedule maintenance following the caretaker period.</p>	NT	NT	NT	NT	C
E11	<p><b>Hazards and Risk</b></p> <p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p>	<p>Site interviews</p> <p>Site inspection</p>	<p>SDS' – are displayed in the CSSD bulk chemical room, Manager's Office and decontamination area. Manager has also placed the SDS' in the chemical storage cabinets in the Theatre where the scope reprocessing is completed.</p> <p>Refer to site photographs.</p>	NT	NT	NT	NT	C
	(a) the requirements of all relevant Australian Standards; and			NT	NT	NT	NT	
	(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection</i>			NT	NT	NT	NT	



Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
	– <i>Participants Manual</i> ’ if the chemicals are liquids.							
E12	In the event of an inconsistency between the requirements of condition <u>E11(a)</u> and <u>E11(b)</u> , the most stringent requirement must prevail to the extent of the inconsistency.		Noted	NT	NT	NT	NT	NT
E13	<b>Dangerous Goods</b> The quantities of dangerous goods stored and handled and transported at the site must be below the threshold quantities listed in the Department of Planning’s <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	NSW Health South Eastern Sydney LHD Chemical Inventory for CSSD, reviewed date 8/08/2024  Email SES LHD, dated 22/08/2024  In Virto delivery docket, dated 21/08/2024	Chemical Inventory contains the maximum quantity of the certain chemical stored on site.  TSH staff maintain the Chemical Inventory and ensure chemical storage in the CSSD does not exceed the maximum quantities.  Refer to photos from CSSD.	NT	NT	NT	NT	C
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.	Sighted My Health Learning Report, no date  Site inspection	Handled in accordance with SDS, online platform HETI for maintenance staff – online learning which is then provided to the training team at the hospital. Training is required annually.  My Health Learning Report indicates the training for Hazardous Chemicals	NT	NT	NT	NT	C

Cond ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit # 3	Finding Audit # 4	Finding Audit #5 (Op)
			and Dangerous Goods, the username and the organisation, employee start date, date enrolled and status of the training.					
E15	<p><b>Discharge Limits</b></p> <p>The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.</p>	Noted Site inspection	<p>There is no requirement for the Project to discharge wastewater. Wastewater is discharged to existing sewer.</p> <p>Maintenance and Cleaning Personnel collect litter when cleaning. New bins are provided under level two.</p> <p>Refer to site photographs.</p>	NT	NT	NT	NT	NT

## Appendix D Site photos



Operational waste areas.



Landscaping and unobstructed way, and bike parking under level 2.



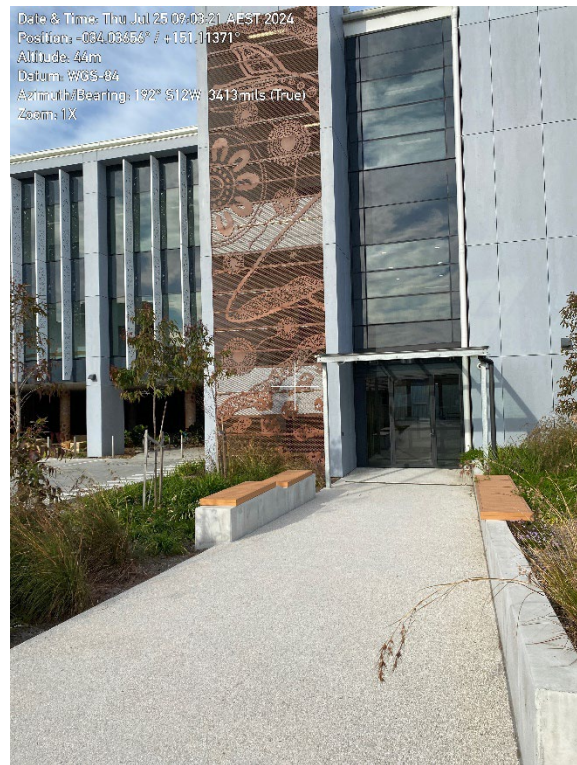
Exterior waste storage area.



Internal waste storage.



Landscaping at entrance.

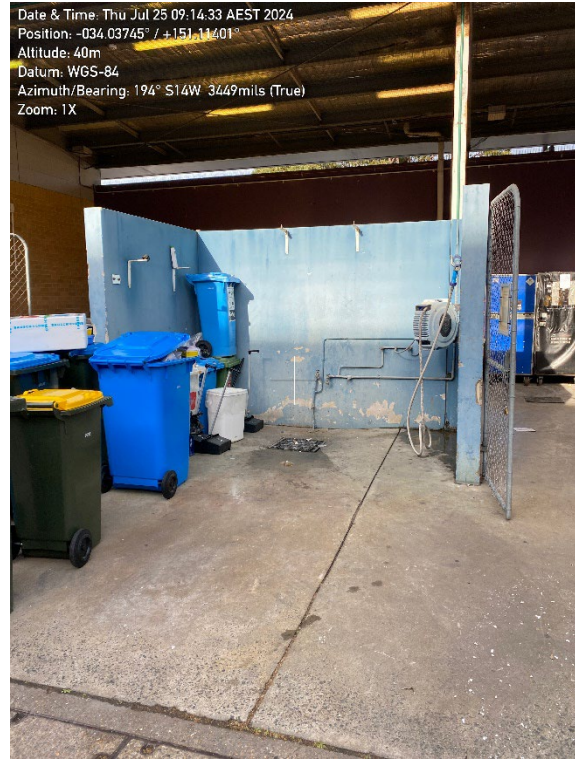


Entrance to operating theatre with landscaping.

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External waste storage area.



External waste storage area.



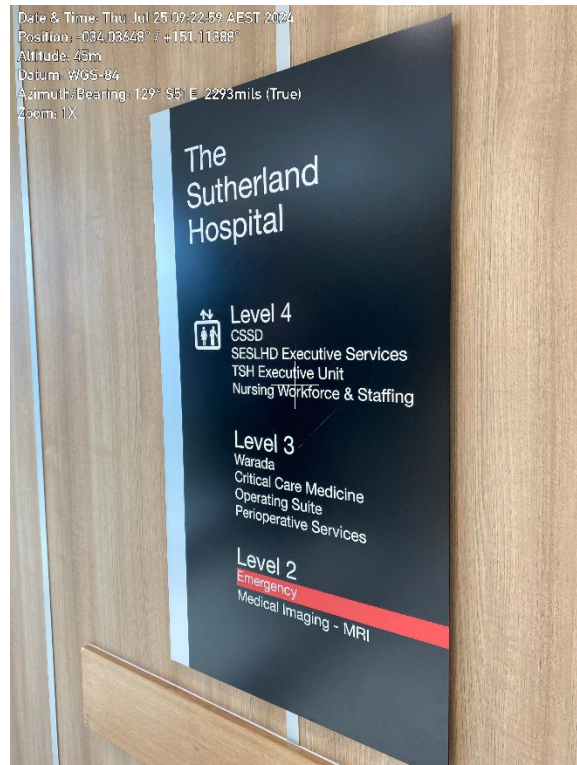
Landscaped area beneath level 2 with bike parking and Aboriginal art decals on the pillars.



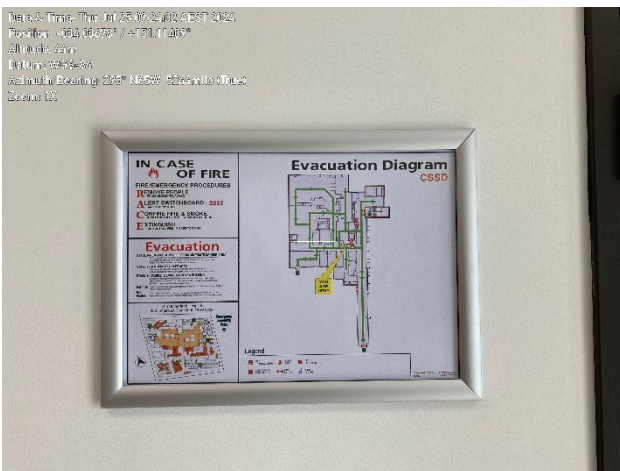
Internal waste storage room.



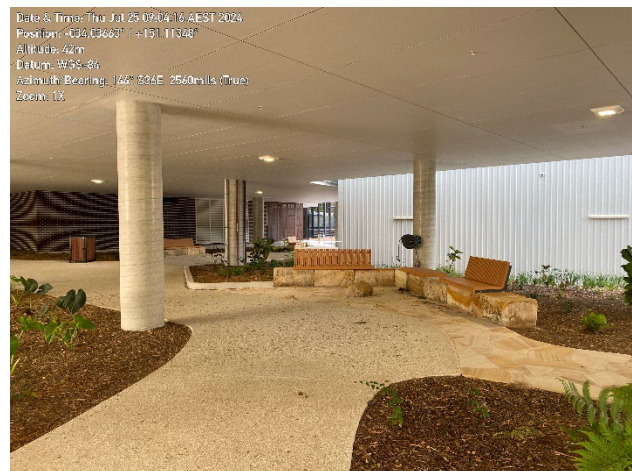
Corridor level 2 CSSD with wayfinding.



Wayfinding signage.

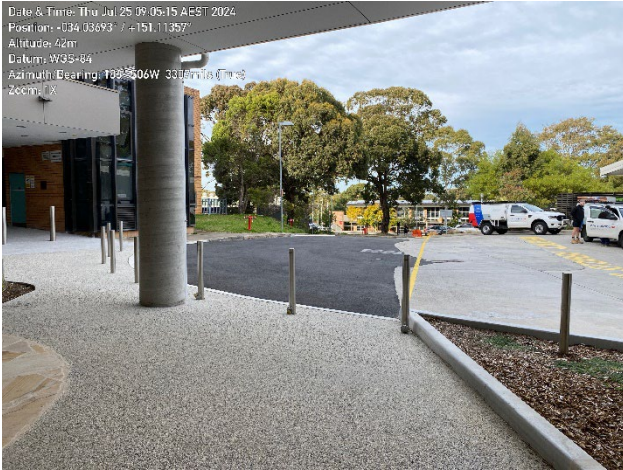


Evacuation diagram.



Landscaped area beneath level 2 with seats, hose and bins.

**Independent Audit Report**  
**Sutherland Hospital SSD-11099584**



No obstruction of ambulance area.



Landscaped area beneath level 2 with bins.



Tidy landscaped area and no obstruction.



No obstruction of parking.



CSSD corrosive chemical cabinet (provided by TSH).



CSSD corrosive chemicals (provided by TSH).



CSSD flammable liquid cabinet (provided by TSH).



CSSD flammable liquids (provided by TSH).



# Appendix E Consultation

**From:** [Alfarid Hussain](#)  
**To:** [Nicola Smith](#)  
**Subject:** RE: SSD-11099584 Sutherland Hospital Operating Theatre Upgrade  
**Date:** Friday, 5 July 2024 3:32:53 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good afternoon Nicola,

Thank you for contacting NSW Planning in relation to the upcoming operational independent audit for Sutherland Hospital Operating Theatre Upgrade approved under SSD 11099584, as modified (Consent).

It is noted that Condition C40 of the Consent requires that independent audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (IPAR)*. Please ensure that the audit is undertaken, prepared and submitted in accordance with the requirements of the IPAR and conditions of the Consent. NSW Planning does not require additional items to be included in the scope other than what is required by the conditions of the Consent.

Kind regards,

**Alfarid Hussain**

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

[REDACTED]

[REDACTED] [gov.au](#)

Locked Bag 5022|Parramatta NSW 2124

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

-



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

Please consider the environment before printing this email.

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**From:** Nicola Smith <[nicola.s@nghconsulting.com.au](mailto:nicola.s@nghconsulting.com.au)>  
**Sent:** Friday, 5 July 2024 9:56 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Cc:** Natascha Arens <[natascha.a@nghconsulting.com.au](mailto:natascha.a@nghconsulting.com.au)>  
**Subject:** SSD-11099584 Sutherland Hospital Operating Theatre Upgrade

Hello there,

I am the independent support auditor for the above project (SSD-11099584). We will be conducting the site audit in the next couple of weeks.

The scope of this audit will broadly include:

- Conditions of consent applicable to the pre-operation and operational phase of the project
- All post approval documents required by the conditions of consent (e.g. implementation of Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development.

As required by the Independent Audit Post Approvals Requirements (2020), I am consulting with relevant stakeholders. Are there any other matters that the Department would like addressed as part of this operational independent audit?

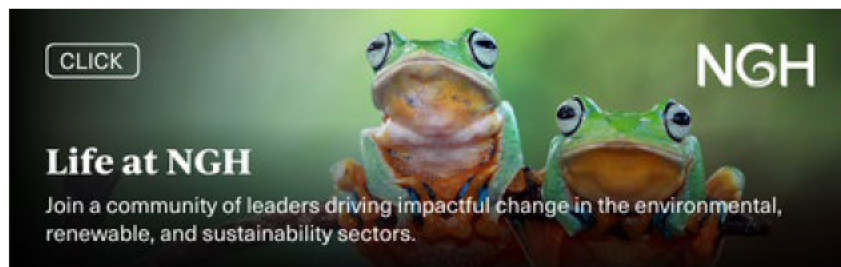
Best regards,  
Nicola



[nicola.s@nghconsulting.com.au](mailto:nicola.s@nghconsulting.com.au)

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