

HEALTH INFRASTRUCTURE

# Independent Audit – Proponent review and response

SSD-47662959 - Royal Prince Alfred Hospital Redevelopment

Date 9 February 2024

## Declaration

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

Declaration	
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Position:	Senior Project Manager
Company:	TSA Management (ABN 37 622 812 17)
Date:	9 February 2024

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## Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
V1.0	09/02/2024	Alasdair Dunlop	Independent Audit – Proponent review and response	Michael Smytheman	Michael Smytheman, Project Director

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# 1. Introduction

## 1.1 Project Application Number and Project Name

SSD-47662959 - Royal Prince Alfred Hospital Redevelopment

## 1.2 Site Address

Royal Prince Alfred Hospital, Missenden Road, Camperdown, 2050

(Lot 1000 DP 1159799, Lot 11 DP 809663, Part Lot 101 DP 1179349, Part Lot 1 DP 1171804, Part Lot 1001 DP 1159799, Part of Missenden Road (Road Reserve))

## 1.3 Project Contact Details

Proponent	NSW Health Infrastructure
Client Representative	Alasdair Dunlop, TSA Management
Contractor	CPB Contractors

## 1.4 Independent Auditor

Barbara Pater, Lead Auditor, APP

## 1.5 Independent Audit Date

Date of Audit 11 January 2024

Audit Period – 27 October 2023 – 11 January 2024

## 2. Proponent response

The Independent Audit Report No. RPAH-01 was prepared by Barbara Pater, from APP. The Audit Report dated 5 February 2024 received on 7 February 2024 for a scheduled audit site inspection completed on 11 January 2024. The audit report has been reviewed and the response to the audit findings are listed in the below table.

In relation to non-compliances, there were none identified in the report. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Please note the below table contains a list of nil non-compliances and three opportunities for improvement as determined in Audit 01.

Consent Condition No.	Requirement (exact wording from consent)	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response, Actions & Timing
n/a	<b>Nil non-conformances</b>		Compliant		
B27	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant’s website in accordance with condition A22. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:                      (i) hours of work;                      (ii) 24-hour contact details of site manager;                      (iii) management of dust and odour to protect the amenity of the neighbourhood;                      (iv) stormwater control and discharge;                      (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;                      (vi) groundwater management plan including measures to prevent groundwater contamination;                      (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;                      (viii) existing helipad / helicopter operations during construction, as required by condition B22;                      (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;                      (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B28);                      (d) Construction Noise and Vibration Management Sub-Plan (see condition B29);                      (e) Construction Waste Management Sub-Plan (see condition B30);                      (f) Construction Soil and Water Management Sub-Plan (see condition B31);                      (g) Biodiversity Management Sub-Plan (see condition B32); and                      (h) Construction Flood Emergency Management Plan (see condition B33).</p>	<p>24hr contact details were displayed on the site signage and included in the Emergency Response Plan but were not fully included in the CEMP as required by B27(a)(ii).</p> <p>There is an opportunity for improvement to update the CEMP to refer to the correct details e.g., Emergency Response Plan.</p> <p>In addition to this, Section 12 Aviation Management Sub-Plan, Table 12-1 as part of the CEMP was noted to be incomplete. There is an opportunity for improvement to update Table 12-1, so it remains consistent with the rest of the CEMP.</p>	Compliant	RPAH-01-OFI-01	<p>Construction Environmental Management Plan to be updated to reference the applicable section(s) in the Emergency Response Plan for 24hr contact details.</p> <p>CEMP Table 12-1 to be fully completed.</p> <p>Timing – 1 March 24</p>

Consent Condition No.	Requirement (exact wording from consent)	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response, Actions & Timing
B31	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.</p> <p>(e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(f) detail all off-site flows from the site; and NSW Government 19 Royal Prince Alfred Hospital Redevelopment Department of Planning and Environment (SSD-47662959)</p> <p>(g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.</p>	<p>The mitigation measures within the CEMP appeared to be at a high level and do not describe in detail how these measures would be effectively implemented to address the requirements of Condition B31.</p> <p>It is recommended that a review of the construction soil and water requirements be undertaken, and that the CEMP be updated to address the requirements of condition B31 in more detail.</p>	Compliant	RPAH-01-OFI-02	<p>General review and update of the CEMP to ensure it fully addresses the requirements of B31.</p> <p>Timing – 1 March 24</p>
B33	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) include details of:</p> <p>(i) the flood emergency responses for both construction phases of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p>	<p>The Emergency Response Plan appeared to better address the requirements of condition B33, however there was no indication or clear link within the Flood Emergency Management Sub-Plan. The flooding hazards and impacts and controls table contained within the Flood Emergency Management Plan was also noted to be incomplete.</p> <p>It is recommended that a review of the construction flood management requirements be undertaken,</p>	Compliant	RPAH-01-OFI-03	<p>Flood Emergency Sub-Plan to be updated to reflect the Condition B33 and align with the Emergency Response Plan.</p> <p>Flood Emergency Sub-Plan to be reviewed alongside the flood management requirements to ensure it is fully completed and addresses all requirements.</p> <p>Timing – 1 March 24</p>

## Health Infrastructure

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Consent Condition No.	Requirement (exact wording from consent)	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response, Actions & Timing
	(v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors.	and that the Flood Emergency Management Sub-Plan be updated.			

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