

HEALTH INFRASTRUCTURE

Independent Audit No. 5 – Proponent review and response

SSD-11099584 The Sutherland Hospital Operating Theatre Upgrade

5 September 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	
Author:	Gavin Statham
Position:	Senior Project Manager
Company:	Turner & Townsend Pty Ltd; ABN 84 115 688 830
Date:	2 September 2023

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	3 September 2024	Gavin Statham	Independent Audit No. 5 – Proponent review and response	Scott McKnight	--
Final	5 September 2024	Gavin Statham	Update following HI review	Scott McKnight	Kathryn Saunders

Contents

Introduction	3
Project Application Number and Project Name	3
Site Address.....	3
Project Contact Details	3
Independent Auditor	3
Independent Audit Date	3
Proponent response	3
Appendix A – Audit Findings.....	4
Appendix B - Non Compliances.....	5
Appendix C - Observations and opportunities identified for improvement	7

Introduction

Project Application Number and Project Name

SSD-11099584, The Sutherland Hospital Operating Theatre Upgrade

Site Address

The Sutherland Hospital, Kingsway and Kareena Road, Caringbah
Lot 1 DP119519, Lot 1 DP432283, and Lot 1 DP398975

Project Contact Details

Proponent	Health Infrastructure
Client Representative	Scott McKnight – Project Director
Contractor	Hindmarsh Construction Australia Pty Ltd

Independent Auditor

NGH Pty Ltd

Independent Audit Date

25 July 2024

Proponent response

The Independent Environmental Audit (IEA) Report No. 5 prepared by Natascha Arens of NGH Pty Ltd (NGH) dated 2 September 2024 has been reviewed and the response to the audit findings are listed in the below table **Appendix A**, extracted from Report No. 5.

In relation to non-compliances, the response sets out the Independent Audit Findings and Recommendations, noting that non-compliances have been addressed and closed out, listed in the below table **Appendix B**.

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, listed in the below table **Appendix C**.

Appendix A – Audit Findings

Appendix B - Non Compliances

Condition of Consent	Requirement (exact wording)	Independent Audit Findings and Recommendations	Actions to Close	Unique Identification on Noncompliance
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. Three other non compliances were raised in this audit and therefore the project is not in compliance with all conditions of the consent.</p>	<p>No action required against this NC.</p>	NC10
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.</p> <p>The final Fire Safety Certificate will be obtained on completion of any rectification works and will be submitted to Fire+Rescue NSW, Council and will be displayed in the building in compliance with the condition requirements.</p>	NC11
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>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p>	<p>Wayfinding signage for bicycle parking had not been installed on site at the time of the audit and therefore non-compliance with D16.</p>	<p>The required advisory signs will be installed and evidence provided to the Certifier when this is completed. The estimated time frame is 5 Feb-25, noting that The Sutherland Hospital are reviewing bicycle storage arrangements.</p> <p>Compliance will be achieved via the completion of the action assigned to NC13.</p>	NC12

Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.

D24	<p>Signage</p> <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>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 with D24.</p>	<p>Refer to actions listed above under D16.</p>	<p>NC13</p>
E5	<p>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>	<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>	<p>No further action required. This matter is now closed.</p>	<p>NC14</p>

Appendix C - Observations and opportunities identified for improvement

Item No.	Opportunities for Improvement	Action Description	Timeframe	Reason for not implementing (if applic.)
1	As identified within IEA Report (Sep-24) Section 3.15: Install bicycle parking wayfinding signage so bicycle commuters ... know that there is bicycle parking available and where it is located.	Refer NC12 and NC13.	As above.	Refer comments above under D16.
2	As identified within IEA Report (Sep-24) Section 3.15: 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.	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.	5 Sept-23	<p>The Proponent has evidenced the satisfaction of Condition D11 via provision of the Post-Construction Dilapidation Report dated 7 Nov-23, as acknowledged by the Auditor, which was “submitted to the Certifier” and “forwarded to Council” as required by the sub parts of the Condition.</p> <p>Sutherland Shire Council have since responded and confirmed no further action by the project team is needed and that the report has been reviewed, via email dated 6 September 2024 from Justin Casey, Public Assets Engineer, Public Domain Services at Sutherland Shire Council.</p>
3	As identified within IEA Report (Sep-24) Section 3.15: 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.	--	--	<p>The Proponent has demonstrated satisfaction of D16 (b) via provision to the Auditor of Project Team correspondence dated 1 Dec-23 to the Certifier that included supporting particulars which addressed D16 (b).</p> <p>The Certifier was satisfied by the supporting particulars as demonstrated by the issuance of the Completion Certificate dated 30 Nov-23 and subsequent email correspondence from the Certifier dated 20 Dec-23 (which was also provided to the Auditor) stating that the Certificate permits operational commencement.</p> <p>No further action is required.</p>