

Independent Audit Report #3

Integrated Mental Health Complex
SSD-44034342



November 2025

Limitations on use and reliance

Aspect Environmental Pty Ltd has prepared this report solely for the use of the Client and those parties with whom a warranty / end-user agreement or licence has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Aspect Environmental Pty Ltd; a charge may be levied against such approval.

Aspect Environmental Pty Ltd accepts no responsibility or liability for:

- a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and*
- b) the use of, or reliance on, this document by any third party with whom an agreement has not been formally executed.*

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client).

Should additional information become available which may affect the opinions expressed in this report, Aspect Environmental Pty Ltd reserves the right to review such information and, if warranted, to modify the opinions accordingly.

Authors

Author Details	
Mathew Williams	
BEnvSc	Mathew has 25+ years of experience in planning, auditing, compliance and construction environmental management. Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187.

Revisions

Revision	Date	Report No.	Description	Prepared by	Approved by
1	28/08/25	J1922250828.1	Draft issued to client for review	M. Williams	R. Johnson
2	11/09/25	J1922250911.2	Final issued to client	M. Williams	R. Johnson

Development Name	Integrated Mental Health Complex Development
Consent Number	SSD-44034342
Description of Development	Construction and operation of a Integrated Mental Health Complex, including: • site preparation works • construction of internal road and car park alterations and upgrade • inground building services works and utility adjustments, including service diversions • building foundation works • link bridge connection to the existing Central Acute Services Building • signage, including wayfinding • landscaping works.
Development Address	Westmead Hospital Campus, Hawkesbury Road, Westmead (Lot 1 DP1194390 and Lot 4 DP 1077852)
Applicant	Health Administration Corporation

EXECUTIVE SUMMARY

Health Infrastructure, working in partnership with Western Sydney Local Health District, are delivering a new Integrated Mental Health Complex (IMHC) at Westmead, involving the relocation and integration of key mental health services, currently provided on the Cumberland West campus and the Westmead Hospital, to a new IMHC on the Westmead Health and Education Precinct.

The IMHC consists of five stages:

- Package 1: additional car parking level at the Children's Hospital Westmead Multi-Storey Car Park
- Package 2: enabling works to relocate existing Brain Injury Rehabilitation Unit facility into new accommodation
- Package 3: refurbishment of Westmead Hospital's existing assets
- Package 4: IMHC early works
- Package 5: IMHC main works.

The IMHC Development is a State significant development (SSD-44034342) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 07 December 2023.

To date the Development has had two modifications approved:

- Modification 1 was approved by the Department of Planning, Housing and Infrastructure (DPHI) on the 12 December 2024. The modification comprises of relocation of the electrical kiosk and generator to the ground level, removal of one lift, replacement of the main mechanical riser with on-floor plant to each level and amended landscaping.
- Modification 2 was approved by DPHI on 22 July 2025. The modification comprises design changes including deletion of Level 10, relocation of building services from the roof to Level 0, the addition of flood protection to the Level 0 plant rooms, the realignment of balconies and modifications to the building façade.

The audit has been conducted in accordance with:

- the requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (DPE, May 2020)
- the processes and practice procedures identified in AS/NZS ISO 19011:2019 - Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the review of compliance undertaken by Aspect Environmental Pty Limited. The audit process comprised pre-site audit documentation review, stakeholder scoping review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The site inspection and interviews were conducted on 05 August 2025. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A and Appendix B) and in the photo log provided (Appendix G).

Consultation was undertaken with the Department of Planning, Housing and Infrastructure and City of Paramatta Council (Appendix D).

It was found that the site was generally compliant, and the Development was being managed in accordance with the requirements of the SSD-44034342 consent. In summary, the following findings of compliance were made:

- 106 CoC were assessed
- 69 were compliant
- 6 were non-compliant
- 31 were not triggered and
- 2 observations were recorded.

Environmental performance of the Development was considered satisfactory with no significant discernible offsite impacts at the time of the audit and appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the third construction independent audit completed for the Development. The audit protocol and findings are summarised in Section 3 of the report and provided in detail in Appendix A.

The audit concludes that the IMHC Development is being constructed generally in compliance with the requirements of the SSD-44034342.

Contents

EXECUTIVE SUMMARY	3
1 INTRODUCTION	8
1.1 Development Background	8
1.2 Development Location	8
1.3 State Significant Development	9
1.4 Audit Objectives	10
1.5 Audit Criteria	10
1.6 Audit Scope	10
1.7 Audit Period	11
2 Audit Methodology	12
2.1 Selection and Endorsement of Auditor	12
2.2 Independent Audit Scope Development	12
2.3 Evaluation of Compliance	13
2.4 Opening Meeting – Site Audit	13
2.5 Closing Meeting – Site Audit	14
2.6 Site Interviews	14
2.7 Site Inspection	14
2.8 Compliance Status Descriptors	14
2.9 Evaluation of Post Approval Documentation	15
2.10 Review and Response to Draft Independent Audit Report	15
3 AUDIT FINDINGS	16
3.1 Development Boundary and Setting	16
3.2 Approval and Document List	16
3.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions	18
3.4 Non-Compliance, Observations and Actions	19
3.5 Previous Audit Recommendations	22
3.6 Adequacy of Environmental Management Plans and Post Approval Documents	24
3.7 Actual Versus Predicted Impacts	24
3.8 Review of Environmental Performance	24
3.9 Complaints	25
3.10 Incidents	25
3.11 Site Inspection	25

3.12 Site Interviews	26
3.13 Development Response to Independent Audit Report	26
4 CONCLUSION	27

Appendix A Audit Table

Appendix B CEMP and Sub-Plan Checklist

Appendix C Audit Team Agreement

Appendix D Consultation Records

Appendix E Independent Audit Declaration

Appendix F Technical Specialists Reports

Appendix G Photo Log

Appendix H Meeting Sign-on Sheet

List of Figures

Figure 1-1 Site location	9
Figure 3-1 Approximate site boundary	16

List of Tables

Table 2-1 Agency consultation outcomes	12
Table 3-1 Approval and document list	17
Table 3-2 Construction site document list	17
Table 3-3 Summary of audit non-compliances, observations, and actions	19
Table 3-4 Status of previous independent audit findings and actions	22
Table 3-5 Environmental aspect audit scope	24

Glossary

Term	Meaning
Audit	Systematic, independent, and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures, or requirements
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria.
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
Audit client	Organisation or person requesting an audit
Auditee	Organisation being audited
Auditor	Person with competence to conduct an audit
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit
Audit scope	Extent and boundaries of an audit
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Development, the	The Integrated Mental Health Complex Development is a State significant development (SSD-44034342) that was assessed under Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 07 December 2023.
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure (formerly DPE)
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
IAPAR	Independent Audit Post Approval Requirements 2020
IMHC	Integrated Mental Health Complex
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

1 INTRODUCTION

1.1 Development Background

Health Infrastructure, working in partnership with Western Sydney Local Health District, are delivering a new Integrated Mental Health Complex (IMHC) at Westmead, involving the relocation and integration of key mental health services, currently provided on the Cumberland West campus and the Westmead Hospital, to a new IMHC on the Westmead Health and Education Precinct.

The IMHC consists of five stages:

- Package 1: additional car parking level at the Children's Hospital Westmead Multi-Storey Car Park
- Package 2: enabling works to relocate existing Brain Injury Rehabilitation Unit facility into new accommodation
- Package 3: refurbishment of Westmead Hospital's existing assets
- Package 4: IMHC early works
- Package 5: IMHC main works.

SSD-44034342 was approved on the 7 December 2023 for the construction and operation of the IMHC.

The scope of this audit covers Package 5 IMHC Main Works which involves construction of:

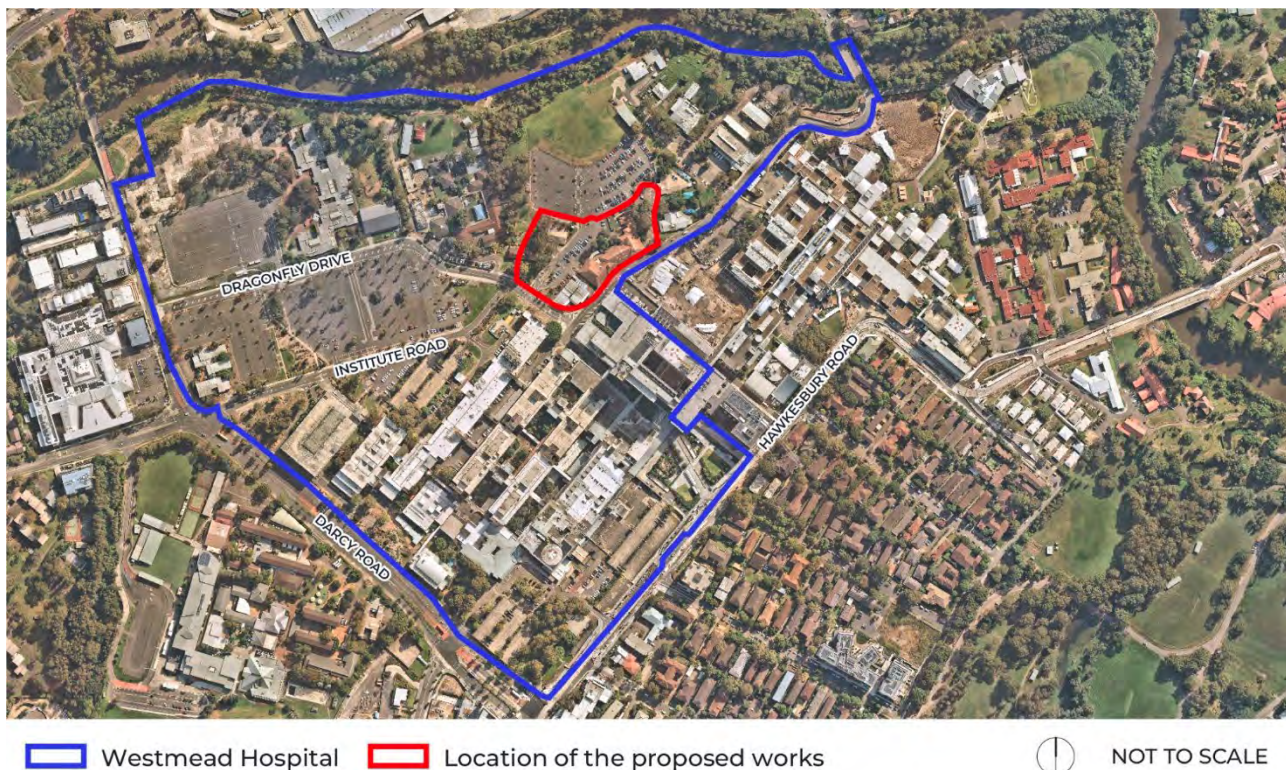
- IMHC building
- link bridge and connectivity back into the Westmead Precinct Central Acute Services Building
- IMHC back of house loading dock
- internal road alterations and upgrades
- hard and soft landscaping works including short stay parking access.

As the Proponent, Health Infrastructure has engaged TSA Riley (TSA) as the Project Manager. Richard Crookes Constructions (RCC) has been appointed by the Proponent through TSA to deliver Package 5.

1.2 Development Location

The IMHC is located within Westmead Hospital, approximately 1.5km north-west of the Parramatta Central Business District. The hospital site is owned by the Health Administration Corporation and is legally described as Lot 1 in DP1194390 and Lot 4 in DP 1077852. The Development works are being carried out within the central part of the hospital, which is located in Lot 1 in DP1194390. An aerial photograph of the site is shown at Figure 1-1.

Figure 1-1 Site location



*Source: EIS, Westmead Integrated Mental Health Complex – SSD-44034342 Westmead Hospital, October 2020, 06 May 2023

1.3 State Significant Development

The IMHC Development is a State significant development (SSD-44034342) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 07 December 2023.

To date the Development has had two modifications approved:

- Modification 1 was approved by the Department of Planning, Housing and Infrastructure (DPHI) on the 12 December 2024. The modification comprises of relocation of the electrical kiosk and generator to the ground level, removal of one lift, replacement of the main mechanical riser with on-floor plant to each level and amended landscaping.
- Modification 2 was approved by DPHI on 22 July 2025. The modification comprises design changes including deletion of Level 10, relocation of building services from the roof to Level 0, the addition of flood protection to the Level 0 plant rooms, the realignment of balconies and modifications to the building façade.

The conditions of SSD-44034342 are structured under the following category headings:

- Part A – Administrative Conditions (A1-A32)
- Part B – Prior to Commencement of Construction (B1-B26)
- Part C – During Construction (C1-C48)

- Part D – Prior to Commencement of Operation (D1-D31)
- Part E – Post Occupation (E1-E17).

The SSD instrument also provides definitions for key terms used within the conditions and advisory notes.

1.4 Audit Objectives

The objective of this Independent Audit is to satisfy SSD-44034342 CoC C41 that states:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

This Independent Audit was completed to fulfill the requirements of CoC C41 and to verify compliance, or otherwise, of the Development against the relevant CoC and provide an objective evaluation of environmental performance of the development.

1.5 Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD-44034342 and by the expectations of the Independent Audit Post Approval Requirements (IAPAR) (2020).

The audit findings (Appendix A) identify the relevant criteria and the performance in terms of audit evidence collected or observed against the criteria to verify compliance during the course of conducting the audit.

1.6 Audit Scope

The scope of auditing requirements has been based on consideration of:

- The Development SSD Environmental Impact Statement (EIS) (Ethos Urban, 06 May 2023), associated Response to Submission documentation and Section 4.55(1A) Modification Reports and accompanying documents.
- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - to support the administrative conditions (Part A)
 - prior to issuance of construction certificates (Part B)
 - prior to commencements of works (Part C).
- The independent auditing requirements and expectations specified in the IAPAR (2020).

The audit scope consisted of:

- An assessment of compliance with CoC and other relevant approvals and licences.
- A review and assessment of the environmental performance of the development, including:
 - actual impacts compared to predicted impacts documented in the EIS
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that have occurred or were made during the audit period

- an assessment of the performance of the development having regard to agency policy and any environmental issues identified through consultation carried out when developing the scope of the audit
- an assessment of feedback received from the DPHI.
- The status of implementation of previous Independent Audit findings, recommendations, and actions (if any).
- A high-level assessment of the adequacy of the Development's environmental management plans and sub-plans.
- Any other matters considered relevant by the auditor or the DPHI taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

1.7 Audit Period

This Audit Report presents the findings from a construction independent audit for the Development covering the period from 17 October 2024 to 05 August 2025.

2 Audit Methodology

2.1 Selection and Endorsement of Auditor

In accordance with CoC C42 and Section 3.1 of IAPAR, independent auditors must be suitably qualified, experienced, independent of the Development and appointed by the Planning Secretary.

The audit team comprises:

- Mathew Williams: Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187
- Richard Johnson: EMS Internal Auditor – Det Norske Veritas 1997 RABQSA/Exemplar Global Certified Certificate No.: 204520

Approval of the Audit Team was provided by DPHI on 23 June 2025 (Appendix C).

A statement of independence is provided in Appendix E to identify that no actual or perceived conflict exists in the performance of the independent audit.

2.2 Independent Audit Scope Development

The DPHI sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the IAPAR. These requirements apply to all SSD where an independent audit is required by the CoC.

Requirement for further development of the scope of the audit was considered through agency consultation and review of complaints registers and additional licence, permit or approval requirements.

Consultation

Aspect consulted with DPHI Compliance to obtain their input into the scope of the Independent Audit. A summary of the feedback received is provided in Table 2-1. Evidence of consultation is contained in Appendix D.

Table 2-1 Agency consultation outcomes

Stakeholder	Comment	How Addressed
DPHI Compliance	DPHI Compliance were contacted on 03/07/2025. DPHI responded on 23/07/2025: <i>1. While already included in the audit scope by virtue of conditions of the Consent and the Independent Audit Post Approval Requirements (2020), NSW Planning considers that particular focus is required on how the project is managing water and ERSed on site, the measures that are in place to prevent dirty water from entering into the stormwater system.</i>	1. Verified through site audit inspection and audit protocol evidence in Appendix A and Section 3.8. 2. At the request of DPHI, consultation was subsequently undertaken with City of Parramatta Council on 24/07/2205. See below.

Stakeholder	Comment	How Addressed
	<i>Please verify the above requested information through a review of the implementation and adequacy of the relevant management plans required under the Consent, observations made of site and interviewing project personnel as part of the upcoming audit.</i> <i>2. It is also requested that you consult with the relevant local council for any issues they have identified during the reporting period relating to the Project.</i>	
City of Parramatta Council	City of Parramatta Council were contacted on 24/07/2025. The Regulatory Compliance Team confirmed via email on 29/07/25 that no complaints in relation to the project had been received. No compliance issues were noted.	NA

Review of Complaints Register

A review of documentation identified various means of registering a complaint for the Development. Complaints may be recorded via the dedicated Community Hotline number or to Development/Site Management team directly. Each of these complaints would be directed back to the single point source for collation and any subsequent action.

2.3 Evaluation of Compliance

The audit findings are based on verifiable evidence either sighted, reviewed, collated or observed.

The following methods were used to obtain verifiable evidence relevant to the audit scope:

- Review of Development records, documentation and reports including physical and digital versions either provided directly by Development representatives or available as published, publicly available information online
- Interviews with construction personnel
- Correspondence with third-party stakeholders
- Site inspection, including collection of photographic evidence.

A review of verifiable evidence was undertaken against the identified audit criteria to determine the level of compliance.

2.4 Opening Meeting – Site Audit

The audit commenced with an opening meeting on 05 August 2025. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Cameron Holley (Engineer, Richard Crookes Constructions)

- Hossein Bidgoli (Project Director, Health Infrastructure)
- Rinu Steaphen (Assistant Project Manager, TSA Riley)
- Gerhard Nelson (WHS Manager, Richard Crookes Constructions)
- Victor Obeid (Senior Project Manager, Richard Crookes Constructions)
- Jeff Chan (Senior Project Manager, TSA Riley).
- Mathew Williams (Lead Auditor, Aspect Environmental)

2.5 Closing Meeting – Site Audit

The site audit closing meeting was held on the same day. It was identified that during the post-site audit phase further review of records and documentation would be undertaken prior to the issue of the draft audit findings. This process would provide the Development with the ability to provide further evidence for verification (if required/available) against the audit criteria that may not have been identified or accessible at the time of the site audit.

Provision of any such evidence would enable the compliance assessment to be reviewed prior to issue of the draft audit findings, although it was identified that the review of supplementary evidence would not automatically change an audit finding.

2.6 Site Interviews

Site interviews with key personnel involved in Development delivery, including those with responsibility for environmental management, were conducted on 05 August 2025. Interviews assisted with verifying the compliance status of the Development.

2.7 Site Inspection

An onsite inspection of the entire Development construction site was carried out on 05 August 2025. The site inspection was accompanied by the site management team.

The site inspection comprised a walkover of the defined construction footprint (including external boundary where accessible) and included internal and external work environments where accessible.

2.8 Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories using the descriptors from Table 2 of the IAPAR as follows:

- **Compliant:** The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
- **Non-compliant:** The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
- **Not triggered:** A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context and provide opportunities for improvement.

2.9 Evaluation of Post Approval Documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the CoC and environmental approvals applicable to the Development (if any) and whether their content is adequate.
- Have been implemented in accordance with the CoC for the Development.

The adequacy of post approval documents was determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document
- Whether there are any opportunities for improvement.

Conformance with the post approval documents that were assessed is presented in Appendix B.

2.10 Review and Response to Draft Independent Audit Report

The draft Audit Report was provided to TSA Riley for review on 28 August 2025 to allow an opportunity to provide any additional information before finalising the Audit Report.

A draft report finding would generally only be revised in instances where the auditor is satisfied that the additional information or evidence provided is sufficient to determine that an error of fact or misunderstanding has taken place, and this is adequately supported by the provision of additional objective audit evidence that was not available at the time of site audit. Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

No changes were made to the draft Audit Report following a review by the Applicant.

3 AUDIT FINDINGS

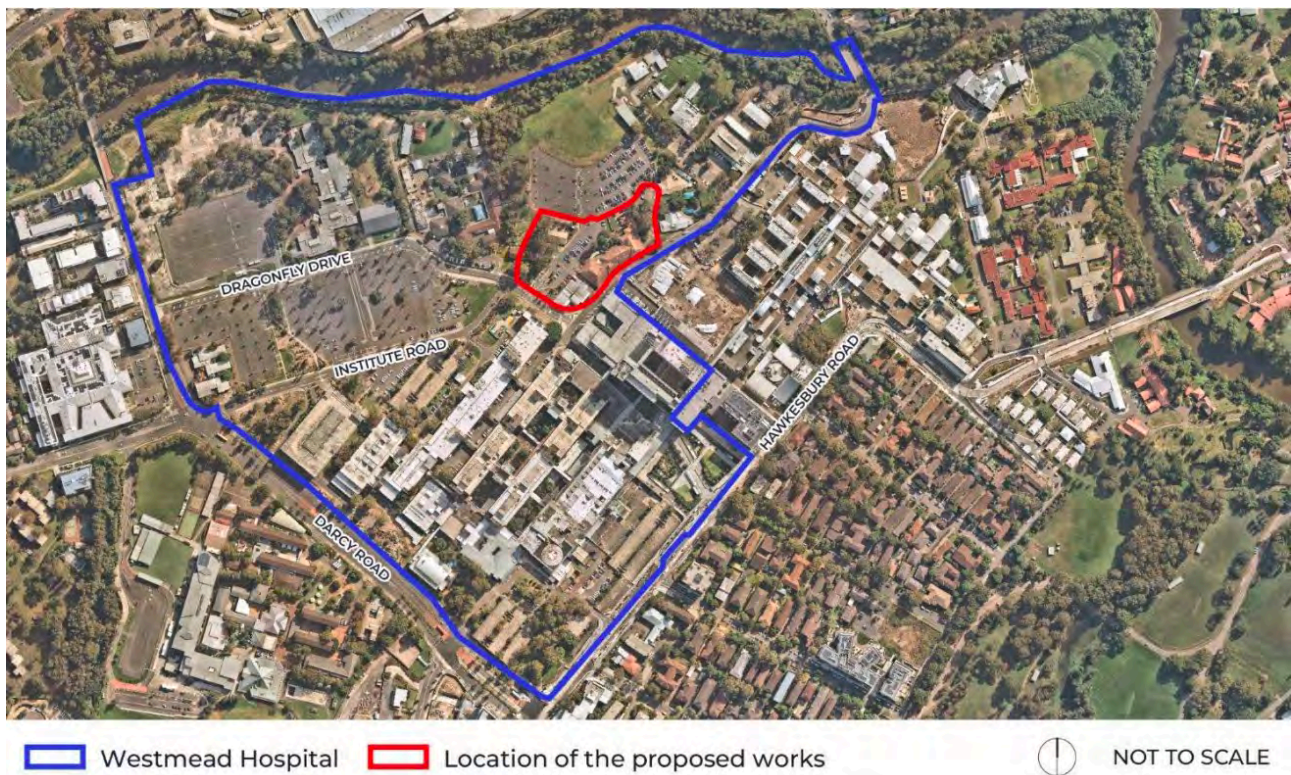
This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

3.1 Development Boundary and Setting

The Development boundary is identified by the boundaries of SSD-44034342 as shown in Figure 3-1 below.

Documentation relevant to the audit scope was made available pre-site audit for information and review. Follow-up documentation was provided post-site audit to address questions or items raised at the time of the site audit, during the closing meeting or identified in the draft audit findings.

Figure 3-1 Approximate site boundary



*Source: Modification Report (Ethos Urban, December 2024)

3.2 Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approved and other relevant documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3 2.

Table 3-1 Approval and document list

Approval Reference	Document Details
Environmental Impact Statement	Ethos Urban, Version 7.0 dated 06 May 2023
SSD-44034342 Modification 1	SSD-44034342 Modification 1 approved by DPHI 12/12/2024
SSD-44034342 Modification 2	SSD-44034342 Modification 2 approved by DPHI 22/07/2025
B12 Construction Environmental Management Plan	Main Works CEMP (RCC, dated 10/12/24)
B13 Construction Traffic and Pedestrian Management Plan	Construction Pedestrian and Traffic Management Plan (Stantec, dated 21/11/24 Rev A-Dr2)
B14 Construction Noise and Vibration Management Plan	Construction Noise & Vibration Management Sub-Plan (Acoustic Logic, dated 7/11/24, Rev 1)
B15 Construction Waste Management Plan	Construction Waste Management Plan (JBS&G, dated 18/10/24 Ref: 68127)
B16 Construction Soil and Water Management Plan	Main Works – Construction Soil and Water Management Plan (ARUP, dated 25/11/24, Rev b)
B17 Construction Flood Emergency Management Plan	Main Works – Construction Flood Emergency Response Sub-Plan (ARUP, dated 25/11/24 Rev B)

Table 3-2 Construction site document list

Document Details	Document Details & Observations
Equipment Induction Records	Sighted RCC plant and equipment certification stickers (including last service details) on items of plant during site inspection 05/08/2025. See Appendix F - Photo Log. Sighted Mobile Plant Pre-Commencement Checklist dated 09/05/25 (Excavator EX507 #21). Sighted Mobile Telehandler service dated 20/06/25, expires 20/09/25 (RCC Plant Register No 4 TF 33.7). See photo log.
Site Induction	Sighted RCC Site Induction (Rev 04): - Slide 9 references site construction hours per CoC - Slide 15 covers emergency evacuation and emergency assembly area - Slides 10, 11 & 12 include parking, transport and truck routes content. The following posters are displayed on the site notice board (see Appendix G Photo Log): 1. Noise and Hearing Policy (22/02/25). 2. Environmental Policy (22/02/25). 3. Evacuation Diagram (10/07/25).
Site Materials Tracking Register and Waste Reports	Sighted Westmead IMHC Waste Management Sub Plan (Ref: 68127 / 163,100) dated 18/10/24. Sighted Monthly Waste Removal Register (Bingo). April-June 2025 94.34% recycled waste to date. Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill).

Document Details	Document Details & Observations
	Sighted JBS&G waste classification report dated 16/07/25 (Ref: 68117 168,460). Waste classified as Special Waste (Asbestos) mixed with General Solid Waste (non-putrescible). Sighted Monthly Waste Removal Register (Bingo). April-June 2025 Recyclable concrete identified 24.675 tonnes recycled to date. Site audit inspection 05/08/2025 confirmed waste secured and maintained within designated waste storage areas. No waste was observed out of waste bins or beyond the construction boundary. Waste was observed to be segregated, secured and confined to the site.
Site Construction Hours	Sighted RCC Site Induction (Rev 04), Slide 9 references site construction hours per CoC. Development stated 05/08/2025 during site audit interview no complaints related to access or out of hours works recorded in the audit period. Review of complaints register reflects this statement.

3.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

To the Auditor's knowledge, the Development was not issued with any agency notices, orders, penalty notices or prosecutions during the audit period. This determination reflects advice provided to the auditor by DPHI and Council in audit consultation and in audit interviews.

3.4 Non-Compliance, Observations and Actions

Table 3-3 presents the non-compliances and observations from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

Table 3-3 Summary of audit non-compliances, observations, and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A2	Non-compliance	A2: Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent. Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.	Close out of the identified non-compliances.	Open
A8	Non-compliance	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. CoC A8 and B13 (CTPMSP) require consultation with TfNSW when preparing the CPMSP. No evidence sighted to verify consultation with TfNSW occurred.	Sighted email from Stantec to TfNSW dated 22/08/25 requesting TfNSW to review the attached CPTMP. The auditor notes that this correspondence was initiated outside the audit period. Complete consultation with TfNSW per the requirements of CoC A8 and B13(b) and update the CPTMP (as required).	Open
A23	Non-compliance	At least 48 hours before the commencement of construction or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (iii) all strategies, plans and programs required under the conditions of this consent;	Update the Project website to include all of the requirements of CoC A23.	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		The Project website does not include all of the strategies, plans and programs required under the conditions of this consent. The current Main Works Package CEMP and Sub-Plans are not available. Noted that the Project website includes links to Package 4 IMHC Early Works CEMP and Sub-Plans only.		
A24	Observation	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. Whilst there are indirect references to specific SSD Conditions of Consent in the RCC Site Induction, there is no direct reference that the development is being constructed in accordance with a State significant development approval and that all employees, contractors (and their sub-contractors) are to comply with the SSD Conditions of Consent relevant to activities they carry out in respect of the development.	Include a reference in the RCC Site Induction to the State significant development approval and the Conditions of Consent. Include instruction that all employees, contractors (and their sub-contractors) are to comply with the SSD Conditions of Consent relevant to activities they carry out in respect of the development.	NA
A30	Observation	Within three months of: (a) the submission of an incident report under condition A26; (b) the submission of an Independent Audit under condition C41 or C43; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, 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. (c) Mod 2 was approved on 22/07/25. Letter to DPHI is dated 23/07/24.	The Auditor notes that the notification from HI to DPHI notifying that following the approval of Mod 2, a review is being undertaken in accordance with A30 is dated prior to the approval of Mod 2 (23/07/24). This is an assumed typo. HI confirmed typo in email via TSA Riley) dated 10/09/25. Sighted email from DPHI dated 28/07/25 acknowledging receipt of notification under A30(c).	NA

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
B6	Non-compliance	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report prepared by Steensen Varming and dated 24 November 2022, have been incorporated into the design of the development. IMHC Main Works construction currently underway. No evidence sighted to demonstrate Certifier satisfaction that the ESD initiatives recommended by the ESD report prepared by Steensen Varming and dated 24 November 2022, have been incorporated into the design of the development prior to the commencement of construction.	Sighted letter from LCI Artelia Group to RCC dated 22/08/25 stating that: <i>it is anticipated that Mod 3 SSDA Condition B6 would refer to the new LCI ESD Report (and remove reference to the outdated Steensen Varming report).</i> Noted that this correspondence occurred outside the audit period.	Open
B12	Non-compliance	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A23. The Main Works CEMP is not available on the Project website. Also see non-compliance against CoC A23. Noted that the Project website includes links to Package 4 IMHC Early Works CEMP and Sub-Plans.	Upload the current version of the Main Works Package RCC CEMP to the Project website.	Open
B13	Non-compliance	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (b) be prepared in consultation with Council and TfNSW..... No evidence sighted to demonstrate that TfNSW were consulted during preparation of the Construction Pedestrian and Traffic Management Plan (Stantec, dated 21/11/24 Rev A-Dr2).	Sighted email from Stantec to TfNSW dated 22/08/25 requesting TfNSW to review the attached CPTMP. The auditor notes that this correspondence was initiated outside the audit period. Complete consultation with TfNSW per the requirements of	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
			CoC A8 and B13(b) and update the CPTMP (as required).	

3.5 Previous Audit Recommendations

Table 3-4 presents the status of findings that remained open from Independent Audit #2 (APP, November 2024).

Table 3-4 Status of previous independent audit findings and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A2	Non-compliance	A2: Terms of Consent The development may only be carried out: a. in compliance with the conditions of this consent. Based on the non-compliances identified during the audit, this triggers a non-compliance against Condition A2(a). Close out of the identified non-compliances will automatically address this finding.	Identified non-compliances have been closed out.	Closed
B25	Non-compliance	B25: Site Contamination Prior to the commencement of construction, the Applicant must engage a NSW EPA accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. The Site Auditor from Senversa visited the site in June 2024, however this did not appear to be formalised with no correspondence following the inspection, and advice not appropriately demonstrated during the works as per condition requirements. Any visits by the Site Auditor should be clearly communicated and formalised as evidence, to demonstrate full compliance with Condition	Assessed as compliant during this Independent Audit.	Closed

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		B25.		
C44	Non-compliance	C44: In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a. review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C43 where notice is given by the Planning Secretary; b. submit the response to the Planning Secretary; and c. make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary. The Independent Audit Report was not made publicly available within 60 days of the submission to DPHI. It is recommended that the next IEA report be uploaded within the timeframe as required by Condition C44(c).	Submission trigger date lapsed.	Closed

3.6 Adequacy of Environmental Management Plans and Post Approval Documents

A review was conducted against the:

- Main Works CEMP (RCC, dated 10/12/24)
- Main Works Construction Waste Management Plan (JBS&G, dated 18/10/24 Ref: 68127)
- Main Works Construction Soil and Water Management Plan (ARUP, dated 25/11/24, Rev b

The CEMP and associated sub-plans listed in Appendix B were generally compliant with the CoC. Environmental management plans were implemented and mitigation measures from the EIS were included in the plans. The plans are considered adequate for the works being undertaken.

3.7 Actual Versus Predicted Impacts

There have been no environmental or community related incidents or complaints during the audit period.

The works were observed to be contained within the approved consent boundary.

Environmental controls were observed to be in place and functioning effectively. Erosion and sediment controls appeared consistent with the management plans.

The degree of compliance, lack of incidents and complaints indicates that the Development's environmental effects are likely minor and well within the EIS predicted range of impacts.

3.8 Review of Environmental Performance

The environmental performance of the development was assessed during the audit site inspection against the environmental aspects listed in Table 3-5. Environmental performance in respect of the relevant environmental aspects was found to be satisfactory, with sound site environmental management generally exhibited onsite.

Table 3-5 Environmental aspect audit scope

Environmental Aspect	Independent Audit Finding
Air	No dust emissions were observed during the site inspection 05/08/2025.
Noise	A review of the online complaints register was conducted on 05/08/2025. The register indicated no complaints had been received current to 05/08/2025.
Land – Erosion and Sediment and Contamination	ErSed controls were observed to be in place and effective during the site inspection 05/08/2025. There were no observed sediment discharges from site that were related to construction activities. Roads were observed to be free of any visible signs of dirt or mud tracking. No tracking noted on to Redbank Road or on Dragonfly Drive. Project stated that a street sweeper is on call. Internal hospital roads were clean and clear. Hardstand and rumble grid are in place at site entry.

Environmental Aspect	Independent Audit Finding
Water	There was no evidence of scouring or rill erosion. Stormwater infiltrates via detention basin onsite. Noted during site interviews 05/08/2025 that no water has been discharged to stormwater during the audit period. Workers have been trained to flocculate and test prior to disposal (if required).
Waste	Project advised during site audit inspection that no concrete waste or rinse water disposed onsite. Concrete waste is placed into provided bags ready for offsite recycling. Site audit inspection 05/08/2025 confirmed waste secured and maintained within designated waste storage areas. No waste was observed out of waste bins or beyond the construction boundary. Waste was observed to be segregated, secured and confined to the site.
Heritage	Development stated during site audit interviews 05/08/2025 that no unexpected heritage items were discovered during the audit period.
Traffic	The tracking of soil / mud to public roads was not observed during the site audit inspection 05/08/2025. Traffic control was in place.
Flora and Fauna	Tree protection observed to be in place. No flora or fauna issues noted during site audit inspection. No complaints related to flora and fauna have been received current to 05/08/2025.

3.9 Complaints

A review of the online complaints register was conducted on 05 August 2025. The register indicated no complaints were received during the audit period current to 30 June 2025.

(<https://www.nsw.gov.au/sites/default/files/noindex/2025-07/integrated-mental-health-complex-complaints-register.pdf>)

3.10 Incidents

The Development confirmed in audit interview on 05 August 2025 that no reportable incidents occurred during the audit period.

3.11 Site Inspection

A site inspection as part of the audit was undertaken on 05 August 2025. During the site inspection, observations on the Development's environmental performance were made and captured by site photos (Appendix G).

Environmental performance was determined to be satisfactory, with appropriate implementation of environmental controls in accordance with developed management plans.

3.12 Site Interviews

Site interviews were generally structured around the prescribed CoC and management plan expectations.

The site team was questioned on how the Development achieves and communicates compliance requirements, responds to, and addresses particular site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

The site interviews demonstrated that the Development personnel had a good understanding of environmental risks and controls associated with the Development.

3.13 Development Response to Independent Audit Report

Under SSD-44034342 CoC C44, the Applicant is required to prepare a response to the Final Independent Audit Report and submit its response to the Department and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.

4 CONCLUSION

This Independent Audit Report satisfies the requirements of SSD-44034342 CoC C41.

The audit represents the third independent audit of construction and has been conducted in accordance with DPE Independent Audit Post Approval Requirements (2020).

The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up.

It was found that the Development was generally compliant with the CoC and construction activities are being managed in accordance with the requirements of the SSD instrument.

The following findings of compliance were made:

- 106 CoC were assessed
- 69 were compliant
- 6 were non-compliant
- 31 were not triggered and
- 2 observations were recorded.

Detailed findings are included in the Audit Protocol in Appendix A and the checklist of mitigation measures from the environmental management plans in Appendix B.

The audit concludes that the Development is generally being constructed in compliance with the requirements of the SSD instrument.

The auditor would like to thank the auditees from TSA Riley and Richard Crookes Constructions for their assistance during the independent audit.

Appendix A Audit Table

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
Part A - Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	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.	Evidence referred to in other CoC in this audit protocol. General site environmental controls in accordance with CEMP and sub-plans in place and effective. No evidence of material harm on or offsite was observed during the site inspection.	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment. Compliance demonstrated.			
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions (d) generally in accordance with the Section 4.55(1A) Modification Report and accompanying documents prepared by Ethos Urban, dated 11 November 2024 and Section 4.55(1A) Modification Report and accompanying documents prepared by Ethos Urban, dated 19 December 2024; and (e) in accordance with the approved plans in the table below: *See <i>Consent</i>	(a) Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved. (b) No directions issued by the Planning Secretary during the audit period. (c) Based on the evidence sighted and observations during site audit inspection, the Development is being carried out generally in accordance with the EIS as prepared by Ethos Urban (06 May 2023), RIS and IMHC Submissions Report prepared by Ethos Urbis (29 August 2023). (d) Based on the evidence sighted and observations during site audit inspection, the Development is being carried out generally in accordance with the Section 4.55(1A) Modification Report and accompanying documents prepared by Ethos Urban, dated 11 November 2024 and Section 4.55(1A) Modification Report and accompanying documents prepared by Ethos Urban, dated 19 December 2024; (e) Approved plans are stored on Aconex where applicable.	Compliance with condition has not been demonstrated. Non-compliance: Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	The auditor understands that no written directions have been received from the Planning Secretary to date.	Not triggered.			
A4	The conditions of this consent and written directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and any document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No project changes documented triggering an accordance or consistency assessment.	Not triggered.			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Sighted notification to DPHI that Main Works are commencing 17 March 2025 (REF:SSD-44034342). Construction works commenced onsite.	Not triggered.			
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) Prescribed conditions as per BCA Crown Design Verification Certificate # 2 for CDVC#2 issued by Philip Chun Certifier on 25/02/25. - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoining to the Project). Verified through site inspection and interviews 05/08/2025. Achievement demonstrated by findings of this audit.	Compliant.			
Planning Secretary as Moderator						
A7	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.	Project noted during site audit interview on 05/08/2025 that no resolutions have been provided by the Planning Secretary to date.	Not triggered.			
Evidence of Consultation						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document for information or approval; and (b)provide details of the consultation undertaken including: (i)the outcome of that consultation, matters resolved and unresolved; and (ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g.: - CoC B13 CTPMSP evidence of consultation with Council. No evidence of consultation with TINSW - CoC B14 CCNMSP consultation with community and stakeholder Section 11.1 - CoC B16 CSWMSP evidence of consultation with Council: Sighted email dated 20/01/25 from Council to the Project Council is in receipt of a Construction Soil and Water Management Plan (attached) and an application to connect and temporarily discharge stormwater to Council's stormwater drainage system. Sighted email consultation dated 31/10/24 with Kamilaroi-Yankunjatjara Working Group regarding monitoring of works. Declined due to presence of contamination (asbestos).	Compliance with condition has not been demonstrated. Non-compliance: CoC C8 and B13 (CTPMSP) require consultation with TINSW when preparing the CTPMSP. No evidence of consultation with TINSW.			
Staging						
A9	The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the Certifier for approval. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction.	Staging Plan developed by TSA Management, V0.3 dated February 2024 unchanged since previous audit. Original submission to Certifier Philip Chun occurred 22 December 2023 – sent via email followed by Aconex from Certifier PCHUNGCOR- 000450 on 9 February 2024 confirming Staging Report received. Commencement of Milestone 4 (construction) notified as the 4 March 2024. Issued to Certifier within the 14-day timeframe. Sighted current Staging Report (V.03 dated February 2024) on Project website. Milestone 4 formed Early Works which are now complete. Project now constructing under Main Works (see Section 3.1 of Staging Plan).	Compliance with condition has been demonstrated.			
A10	A Staging Report prepared in accordance with condition A9 must: (a)if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b)specify how compliance with conditions will be achieved across and between each of the stages of the project; (c)set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Plan as developed by TSA Management, V0.3 dated February 2024 includes the following: a. Section 3.1 Construction Staging b. Appendix A – Staging Matrix c. Section 4 Managing Compliance & Potential Impacts, specifically Section 4.5 Cumulative Impact	Compliance with condition has been demonstrated.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	Project confirmed during site interviews on 05/08/2025 that Milestone 4 formed Early Works which are now complete. Project now constructing under Main Works (see Section 3.1 of Staging Plan). Works onsite appear to align to the staging report.	Compliance with condition has been demonstrated.			
A12	Where construction is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Staging Plan developed by TSA Management, V0.3 dated February 2024 unchanged since previous audit. Original submission to Certifier Philip Chun occurred 22 December 2023 – sent via email followed by Aconex from Certifier PCHUNGCOR- 000450 on 9 February 2024 confirming Staging Report received. Commencement of Milestone 4 notified as the 4 March 2024. Issued to Certifier within the 14-day timeframe. Works observed on site appear to align with the staging report. Interviews on 05/08/2025 Project stated Main Works are underway. Milestone 4 Early Works are complete.	Compliance with condition has been demonstrated.			
Staging, Combining and Updating Strategies, Plans or Programs						
A13	The Applicant may: (a)prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b)combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c)update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Only the staging report applies to the preparation and submission of a staged document as evidenced under Conditions A9-A12.	Whilst the works have been staged, the plans, strategies and programs themselves are not staged. Not triggered.			
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.	No strategies, plans or programs requiring submission to DPPI during the audit period.	Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No strategies, plans or programs requiring submission to DPHI during the audit period.	Not triggered.			
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Current Main Works CEMP and Sub-Plans are being implemented as verified during the audit. Aconex stores current plans including drawings. Hard copies are maintained onsite in the site office.	Compliance has been demonstrated.			
Structural Adequacy						
A17	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. <i>Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>	Part of CDVC#2 dated 21 February 2024 (Philip Chun Ref:024-222351cdvc2), Item 6: Structural Design Certificate, with note from Certifier: "this is also to satisfy SSD Conditions A17, B3, B21 and B26". No changes to structural design.	Compliance with condition has been demonstrated.			
External Walls and Cladding						
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	External walls and cladding are applicable to Main Works under CDVC#3. CDVC #3 yet to be issued. Works yet to commence.	Not triggered.			
External Materials						
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a)the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b)the quality and durability of any alternative material is the same standard as the approved external building materials; and (c)a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it, if requested.	External walls and cladding are applicable to Main Works under CDVC#3. CDVC #3 yet to be issued. Works yet to commence.	Not triggered.			
Applicability of Guidelines						
A20	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.	Applicability of guidelines are detailed in the CEMP (RCC dated 10/12/24) Section 2.6 <i>Legislative Compliance</i> referencing Appendix 3.8 Legal Requirements Matrix WHS and Environmental.	Compliance with condition has been demonstrated.			
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 management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	The Project stated during site audit interview 05/08/2025 that there were no directions issued by Secretary.	Not triggered.			
Monitoring and Environmental Audits						
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	This Audit has been conducted in accordance with the Department's Independent Audit Post Approval Requirements (2020). Refer to Project website: Air monitoring undertaken as per monthly reports: • JBS&G (68117 - 169,661), AMR030 Airborne Asbestos Fibre Monitoring Report, Westmead IMHC (Rev 0), 29 July 2025 • JBS&G (68117 - 168,102), AMR030 Airborne Asbestos Fibre Monitoring Report, Westmead IMHC (Rev 0), 3 June 2025 • JBS&G (68117 - 166,127) AMR001 Airborne Asbestos Fibre Monitoring Report, Westmead IMHC (Rev 0), 2 April 2025 • JBS&G (65686 -163,935) AMR209 Airborne Asbestos Fibre Monitoring Report, Westmead IMHC (Rev 0), 5 December 2024 • JBS&G (65686 – 163,306) AMR238 Airborne Asbestos Fibre Monitoring Report, Westmead IMHC (Rev 0), 4 November 2024 All reported results were satisfactory and conform with the minimum action level of 0.01 fibres/mL for control monitoring as outlined in: Work, Health and Safety (2017) Regulation, and Safework NSW (2022) Code of Practice – How to Safely Remove Asbestos. No material harm incidents reported during audit period triggering an update to monitoring requirements or plans.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
Access to Information						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
A23	At least 48 hours before the commencement of construction or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (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.	Reviewed applicant's website on 05/08/2025 Integrated Mental Health Complex Westmead website (https://www.nsw.gov.au/health-and-wellbeing/health-infrastructure-projects/integrated-mental-health-complex-westmead) has been developed and includes the following as required by A23(a): (i) Link to Departments website with EIS & RIS + Assessment Report (ii) Link to Departments website with the determination i.e., SSD-44034342 Instrument of Consent and Modifications (iii) Current Staging Report is available. Main Works CEMP and Sub-Plans are not available. (iv) As per monitoring results and plans. (v) Air monitoring results from April to August 2024 by JBS&G (vi) Link to community information page (vii) Contact details (email, phone numbers) (viii) Complaints register available dated 30 June 2025. No complaints noted in the audit period. (ix) #2 Independent Audit + proponent's response available on project website. (x) Not required. b. Commencement of operations not yet triggered.	Compliance with this condition has not been demonstrated. Non-Compliance: iii) The Project website does not include all of the strategies, plans and programs required under the conditions of this consent. The current Main Works Package CEMP and Sub-Plans are not available. Noted that the Project website includes links to Package 4 IMHC Early Works CEMP and Sub-Plans.			
Compliance						
A24	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.	Sighted RCC IMHC CEMP dated 10/12/2. Section 1.1 identifies that the Project is a SSD-44034342. Toolbox talks are used to ensure environmental awareness continues throughout construction. Sighted RCC Site Induction (Rev 04): No direct reference to comply with the conditions of the consent relevant to activities being carried out in respect of the development. Indirect references to specific SSD CoC include: Slide 4: Ensure all plant and equipment is maintained and inspected prior to use, no parking onsite Slide 9: Site access and site hours inclusive of vehicle deliveries Slides 9 & 10: Site delivery path and receipt of deliveries Slide 20: Environmental Management (tree protection, ERSED controls, noisy work and neighbours, chemical storage, concrete wash out protocols, unexpected finds etc.).	Compliance with this condition has been demonstrated. Observation: Sighted RCC Site Induction: No direct reference to comply with the conditions of the consent relevant to activities being carried out in respect of the development.			
Incident Notification, Reporting and Response						
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No material harm or reportable incidents notified during the audit period.	Not triggered.			
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No material harm or reportable incidents notified during the audit period.	Not triggered.			
Non-Compliance Notification						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
A27	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.	Sighted letter dated 16 June 2025 notifying DPHI per the requirements of CoC A27 and A28 of a non-compliance with CoC C41. Notification states "The project's third Independent Environmental Audit (IEA#3) was due to be undertaken and subsequently submitted to the Planning Secretary by 17 April 2025. However, this has not been achieved due to an administrative oversight. Details on when IEA#3 will be undertaken will be provided to the Planning Secretary under separate cover."	Compliance with condition has been demonstrated.			
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 by the Applicant to address the non-compliance.	Sighted letter dated 16 June 2025 notifying DPHI per the requirements of CoC A27 and A28 of a non-compliance with CoC C41. Non-Compliance Notification includes SSD reference, the CoC that the development is non-compliant with and what actions are to be undertaken to address the non-compliance.	Compliance with condition has been demonstrated.			
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	For information.	NA			
Revision of Strategies, Plans and Programs						
A30	Within three months of: (a) the submission of an incident report under condition A26; (b) the submission of an Independent Audit under condition C41 or C43; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, 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.	(a) not triggered. (b) Sighted notification from HI to DPHI dated 27/11/24 (Ref: SSD-44034342) and notification to the Certifier dated 2/12/24 (REF: Aconex TSA-GCOR-004312) that following IA #2 a review is being carried out of the project's strategies, plans and programs. (c) Sighted Aconex notification from RCC to Certifier dated 23/07/25 (RCC-GCOR-007027) that following the approval of Mod 2, that a review is being undertaken in accordance with A30. Sighted notification from HI to DPHI dated 23/07/24 notifying that following the approval of Mod 2, that a review is being undertaken in accordance with A30. (d) Not triggered.	Compliance has been demonstrated. Observation: (c) Mod 2 was approved on 22/07/25. Letter to DPHI is dated 23/07/24. The Auditor notes that the notification from HI to DPHI notifying that following the approval of Mod 2, a review is being undertaken in accordance with A30 is dated prior to the approval of Mod 2 (23/07/24). This is an assumed typo. HI confirmed typo in email via TSA Riley) dated 10/09/25. Sighted email from DPHI dated 28/07/25 acknowledging receipt of notification under A30(c).			
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 or Certifier (where relevant) for approval and / or information (where relevant) within six weeks of the review. <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>	Not triggered during the audit period.	Not triggered.			
Social Impact Mitigation						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
A32	The recommended mitigation measures outlined in Sections 8 and 9 of the Social Impact Assessment prepared by Ethos Urban dated 17 August 2023 are to be implemented for the life of the project.	Sighted Social Impact Assessment (Ethos Urban dated 5/10/22, Ver 4.0). The Social Impact Assessment describes potential social impacts that may arise from the Project during construction. Implementation is progressive and demonstrated through various strategies e.g. Site induction content, ACHMP, Disruption Notice process with Westmead Hospital Precinct, Green Travel plan etc. No community complaints received during the audit period. Sighted SSDA Report Requirements Tracker Spreadsheet: Social Impact Assessment included as rows 13-47 with "Actionable" column. Disruption Notice process is implemented to manage impact to community including the Local Health District, Sydney Children's Hospital Network, nearby Child Care Centre, Redbank House and CareFlight.	Compliance has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
Part B - Prior to Commencement of Construction						
Notification of Commencement						
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Previously evidenced in IA (APP Group, 2024); letter dated 29 February 2024 for notification of commencement date as 4 March 2024 from Health Infrastructure (HI) to the Department of Planning, Housing and Infrastructure (DPHI). Portal receipt SSD-44035342-PA-2 – notification of commencement, 29 February 2024. Sighted notification to DPHI that Main Works are commencing 17 March 2025 (REF:SSD-44034342).	Compliance with this condition has been demonstrated.			
B2	If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Project advised during audit interview no changes to the staging. Previously evidenced in IA (APP Group, 2024) Milestone 4 early works notified: letter dated 29 February 2024 for notification of commencement date as 4 March 2024 from HI to DPHI. 29 February 2024 SSD-44035342-PA-2 – notification of commencement. Mentions Stage – Early Works (Milestone 4). Sighted notification to DPHI that IMHC Main Works are commencing 17 March 2025 (REF:SSD-44034342). Main Works are underway.	Compliance with this condition has been demonstrated.			
Certified Drawings						
B3	Prior to the commencement of the relevant construction stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	As per CDVC#2. Structural Drawings listed by Arup Australia Pty Ltd. 31 January 2024 e.g., IMHC-ARU-ST-DG-01-0001/05, IMHC-ARU-ST-DG-10-0001/04, IMHC-ARU-ST-DG-10-0010/05. 20 drawings listed in total. Structural Design Certificate also issued by Arup, 21 February 2024 (included as CDVC#2 Item 6). No changes during the audit period.	Compliance has been demonstrated.			
External Walls and Cladding						
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	External walls and cladding are applicable to Main Works under CDVC#3. CDVC #3 yet to be issued. Works yet to commence.	Not triggered.			
Pre-Construction Dilapidation Report - Protection of Public Infrastructure						
B5	Prior to the commencement of any construction, the Applicant must: (a)consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b)prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c)submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d)provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.	Previously evidenced in IA (APP Group, 2024): a. Email to TSA RobCo-GCOR-000051 on 9 August 2023 issuing the dilapidation reports to HI and TSA. TSA responded that to confirming that LHD and Childcare has been notified, ref TSA-GCOR-000994 on 10 August 2023 – request to action prior to 9am while children are indoors b. Pre-Construction Dilapidation Report. Existing Condition Land Surveys Indigenous Rev 0, 11 August 2023 Indiya Geospatial. LS-007-644 (Pathology, 11 August 2023) and LS-007-637 (Care Flight Access Road, 11 August 2023). Reports covered roads and building facades for Child Care, Care Flight, Redbank Road, Care Flight Road, P14 Carpark, Vivirium and HealthShare, Dragonfly Drive, Redbank House c. Issued 25 August 2023 from Roberts Co as per RobCo-GCOR-000228 with 10 attached reports. TSA-GCOR-001219 dated 29 August 2023 from TSA to HI. HI responded to confirm they will provide to LHD and Childcare on 13 September 2023 Health-I-GCOR-001494. No requirement to issue to Council as not on Council land. Issued to the Certifier as part of the REF stage – Crown Design Verification Certificate, ref 23-220761_IMHC_Early Works_S6.28_CDVC1), 30 August 2023 d. No requests from DPHI. Sighted road dilapidation survey (James Townsend Dilapidation Surveys dated 24/02/25). Sighted Aconex (dated 8/4/25 REF: TSA-GCOR-005636) submission of survey to South Western Sydney Local Health District and HI.	Compliance has been demonstrated.			
Ecologically Sustainable Development						

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
B6	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report prepared by Steensen Varming and dated 24 November 2022, have been incorporated into the design of the development.	Project stated at site audit interview that Ecologically Sustainable Development will be triggered under Main Works CDVC #3 which is yet to be issued. IMHC Main Works construction currently underway.	Compliance with condition has not been demonstrated. Non-compliance: No evidence sighted to demonstrate Certifier satisfaction that the ESD initiatives recommended by the ESD report prepared by Steensen Varming and dated 24 November 2022, have been incorporated into the design of the development prior to the commencement of construction. Sighted letter from LCI Artelia Group to RCC dated 22/08/25 stating that: it is anticipated that Mod 3 SSDA Condition B6 would refer to the new LCI ESD Report (and remove reference to the outdated Steensen Varming report). Noted that this correspondence occurred outside the audit period.			
B7	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Will form part of OC process.	Not triggered.			
Outdoor Lighting						
B8	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Permanent outdoor lighting works are yet to commence.	Not triggered.			
Demolition						
B9	Prior to the commencement of construction, if demolition is proposed, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Previously evidenced in IA (APP Group, 2024): No demolition work associated with Milestone 4. All demolition work occurred under Milestone 3 under a separate REF approval. Project confirmed during site audit interview that no demolition occurred during the audit period.	Not triggered.			
Existing Helipad / Helicopter operations During Construction						
B10	Prior to the commencement of above ground (main works) construction, the Applicant must make arrangements for the helipad / helicopter operations at the campus to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the campus. A report summarising the outcome of the review, any recommendations, and any proposed actions must be submitted to the Certifier.	Sighted AviPro aerospace consultant letter dated 30 October 2024 stating proposed arrangements will not adversely impact safe aviation operations to and from Westmead CASB (K Block) during IMHC construction.	Compliance has been demonstrated.			
Environmental Management Plan Requirements						
B11	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Notes:</i> •The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval •The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Procedural note. A CEMP and Sub-Plans are in place for construction as evidenced in other CoC throughout this audit.	Compliance has been demonstrated.			
Construction Environmental Management Plan						

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
B12	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following: (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; and (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (d) Construction Noise and Vibration Management Sub-Plan (see condition B14); (e) Construction Waste Management Sub-Plan (see condition B14(h)); (f) Construction Soil and Water Management Sub-Plan (see condition B16); and (g) Construction Flood Emergency Management Plan (see condition B17).	Main Works CEMP (RCC dated 10/12/24) is not available on the Project website. See non-compliance against A23. Sighted submission of CEMP to certifier (Aconex dated 10/12/24 REF:RCC-GCOR-000686). The CEMP includes the following to address B12(a): i Section 1.1 iii Section 1.2.1 iii CEMP Appendix 4b - Environmental Actions and Monitoring Table Items 1 & 2 iv CEMP Appendix 4b - Environmental Actions and Monitoring Table Items 4 & 5 v CEMP Appendix 4b - Environmental Actions and Monitoring Table Items 4 & 5 vi CEMP Appendix 4b - Environmental Actions and Monitoring Table Items 7 vii See CoC B8. Will form part of CDVC\$3. Works currently under CDVC#1 & #2. b) CEMP Section 6: Aboriginal Cultural Heritage Management Plan_Final Report c) Construction Pedestrian and Traffic Management Plan (Stantec, dated 21/11/24 Rev A-Dr2). d) Construction Noise & Vibration Management Sub-Plan (Acoustic Logic, dated 7/11/24, Rev 1). e) Construction Waste Management Plan (JBS&G, dated 18/10/24 Ref: 68127). f) Main Works – Construction Soil and Water Management Plan (ARUP, dated 25/11/24,	Compliance with this condition has not been demonstrated. Non-Compliance: The Main Works CEMP is not available on the Project website. Also see non-compliance against CoC A23. Noted that the Project website includes links to Package 4 IMHC Early Works CEMP and Sub-Plans.			
B13	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TINSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	Sighted Construction Pedestrian and Traffic Management Plan (Stantec, dated 21/11/24 Rev A-Dr2). a) Prepared by Stantec. b) Sighted email correspondence to Council dated 29/07/25 seeking input to the construction traffic management strategy. c) Details: i. Section 3.5 Active Travel, Section 5.4 Pedestrian Management, Section 5.5 Car Parking Impacts, Section 5.6 Public Transport ii. Section 5.4 Pedestrian Management iii. Section 4.9 Construction Vehicle Routes + Figure 4.5 iv. Appendix B Swept Path Assessment v. Section 4.8 Construction Vehicle Staging Area.	Compliance has not been demonstrated. Non-compliance: b) No evidence sighted to demonstrate that TINSW were consulted during preparation of the Construction Pedestrian and Traffic Management Plan (Stantec, dated 21/11/24 Rev A-Dr2). Sighted email from Stantec to TINSW dated 22/08/25 requesting TINSW to review the attached Construction Pedestrian and Traffic Management Plan. Noted that this correspondence was initiated outside the audit period.			
B14	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe procedures for limiting structural damage caused by vibration in accordance with the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999. (d) describe the measures to be implemented to manage high noise and vibration generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community and other stakeholder consultation undertaken to develop the strategies in condition B14(e); (g) include a complaints management system that would be implemented for the duration of the construction; and (h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B11.	Sighted Construction Noise & Vibration Management Sub-Plan (Acoustic Logic, dated 7/11/24, Rev 1). a. Developed by Acoustic Logic - See Appendix B b. Section 10 c. Section 9 and 10 d. Section 10 e. Section 10 f. Section 11.1 g. Section 11.2 h. Section 10.6.8 and 10.6.9	Compliance has been demonstrated.			
B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	Sighted Construction Waste Management Plan (JBS&G, dated 18/10/24 Ref: 68127). a. Section 6.3.1 b. Section 6.3.2 c. Section 6.3.3	Compliance has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
B16	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (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 & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (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. (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); (f) detail all off-site flows from the site; and (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.	Sighted Main Works – Construction Soil and Water Management Plan (ARUP, dated 25/11/24, Rev b). a. Prepared by Arup Australia Pty Ltd, ABN 76 625 912 665. Section 1.5 Qualification states: This CSWMP has been prepared and reviewed by suitably qualified and experienced engineers from the Arup Civil team, who hold good working knowledge of the relevant standards, specifications and conditions applicable to this project. Sighted email dated 20/01/25 from Council to the Project Council is in receipt of a Construction Soil and Water Management Plan (attached) and an application to connect and temporarily discharge stormwater to Council's stormwater drainage system. b. Section 4.2 Erosion and Sediment Controls Descriptions c. Section 4.3, Soil and Water Management Implementation & Appendix A ERSED Plan d. Section 4.2 Erosion and Sediment Controls Descriptions & Appendix A ERSED Plan e. Section 4.3.4 Wet Weather Management f. Section 4.3 & Appendix A ERSED Plan g. Section 4.3.1 – 4.3.1.1 to 4.3.1.3.	Compliance has been demonstrated.			
B17	The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EHG); and (c) include details of: (i) the flood emergency responses for both construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification procedures for construction workers on site; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors.	Sighted Main Works – Construction Flood Emergency Response Sub-Plan (ARUP, dated 25/11/24 Rev B). a. Section 1.4 "This CFERSP was prepared and reviewed by suitably qualified and experienced engineers from the Arup Civil team, who hold good working knowledge of the relevant standards, specifications and conditions applicable to this project." b. Section 4 c. Includes details of: i. Section 4.4 Flood response ii. Section 4.1 Predicted Flood Levels iii. Section 4.3 Flood Monitoring iv. Section 4.4 Flood Response. Figure 25 Flooding Evacuation Route and Emergency Assembly Point. v. Section 4.4.1 On-Site Evacuation Procedure vi. Section 4.6 Training	Compliance has been demonstrated.			
B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Drivers Code of Conduct (DCoC) included in CTPMP (Stantec, dated 21/11/24 Rev A-Dr2) Section 5.13. Project stated at site audit interview that DCoC is included in contractors contracts. Parking, transport and truck routes are included in Site Induction content Slides 10, 11 & 12. Veyor live delivery system is used to coordinate deliveries to site to prevent truck queuing on local roads.	Compliance has been demonstrated.			
Construction Parking						
B19	Prior to the commencement of any construction, the Applicant must provide sufficient construction vehicle parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	CTPMP (Stantec, dated 21/11/24 Rev A-Dr2) Section 4.4 Construction Worker Parking. Includes map of parking location. Also sighted as part of site induction material. Mons Road staging area is used for heavy vehicles waiting area. Following phone call confirmation, vehicles can enter site as permitted. No construction vehicles or trucks noted during site inspection 05/08/25 parking on local roads.	Compliance has been demonstrated.			
B20	Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A34. This condition cannot be staged.	As part of the CPTMP (Stantec, dated 21/11/24 Rev A-Dr2) Section 5.14 Construction Worker Transport Strategy. Also sighted as part of site induction. Previously evidenced in IA (APP Group, 2024): Submitted to the Certifier as previously evidenced, Aconex reference: RobCo-GCOR-001383, 10 November 2023, prior to commencement of Milestone 4. Strategy included as part of induction – i.e., worker parking at Mons Road.	Compliance has been demonstrated.			
Flood Management and Mitigation						

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
B21	Prior to the commencement of the relevant construction stage, the Applicant must provide evidence from a suitably qualified civil or structural engineer to the Certifier confirming that: (a) all habitable floor levels are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard and that the clinical facilities and essential plant are above the PMF level, and that the development achieves the required flood planning levels outlined in Integrated Mental Health Complex Flood Impact Assessment SSD-44034342, prepared by Arup, dated 10 October 2023. (b) any structures below the PMF level will be constructed from flood compatible building components having regard to the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events. (c) the structural integrity of the building has been designed to ensure safe and secure shelter-in-place of vulnerable persons as outlined in the Site Flood Emergency Response Plan prepared by ARUP dated 10 October 2023, both during the PMF flood event and after the PMF flood event until flood waters have receded and it is safe to leave the building. (d) the building has been designed so that the part of the building that will be used for egress by those sheltering in place during a PMF event (or other submerging events) will be safe to be used for this purpose after the flood waters recede from the PMF event (or other submerging events) described in the Integrated Mental Health Complex Flood Impact Assessment SSD-44034342, prepared by Arup, dated 10 October 2023. (e) the building would comply with relevant BCA requirements and Australian Standards and the supplementary 'Construction of buildings in flood hazard areas' guidance with regard to structural adequacy during a PMF event described in the Integrated Mental Health Complex Flood Impact Assessment SSD-44034342, prepared by Arup, dated 10 October 2023, and that these BCA requirements and Australian Standards are listed.	Sighted Main Works – Construction Flood Emergency Response Sub-Plan (ARUP, dated 25/11/24 Rev B). Sighted evidence of submission to certifier CDVC#1 Item 20 (CDVC dated 22/11/25): Condition B21: Flood Management Strategy Statement, Arup Australia dated 12/12/24. Flood Management Strategy Statement, Arup Australia dated 12/12/24 states: <i>This letter confirms the proposed building design and building finished floor levels are consistent with SSDA Condition B21 and the flood management strategy outlined in the approved Integrated Mental Health Complex Flood Impact Assessment SSD-44034342 IMHC-ARP-CV-RP-002 (Revision K), prepared by Arup, dated 10 October 2023.</i>	Compliance has been demonstrated.			
B22	The evidence required under condition B21 is to be made available to the Planning Secretary with seven days upon request.	Project stated at audit interview that no requests have been received from DPHI during the audit period.	Not triggered.			
Operational Noise - Design of Mechanical Plant and Equipment						
B23	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic dated 25 August 2023 must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project specific noise levels identified in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic and dated 25 August 2023.	Project stated at audit interview that no mechanical plant and equipment installed to date. Will form part of CDVC #4.	Not triggered.			
Operational Access, Car Parking and Service Vehicle Arrangements						
B24	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 27 additional on-site visitor car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6 (2009); and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Sighted letter report by Stantec dated 21/01/25 (Ref Project No: 300305717). Letter states <i>"Stantec confirms that the proposed IMHC/Childcare car park road and parking layout arrangements have been designed in accordance with the objectives, intent, and design requirements of AS/NZS2890.1:2004 for the vehicles identified above. No service vehicle access through the carpark has been provided and AS2890.2:2018 is not relevant. On the basis of the above, Stantec confirms that the intent of Condition B24(b) has been satisfied."</i> Sighted evidence of submission to certifier CDVC#1 Item 21 (CDVC 22/11/24).	Compliance has been demonstrated.			
Site Contamination						
B25	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Senversa are engaged as the NSW EPA-accredited Site Auditor (Sighted Confirmation of Engagement and Accreditation letter dated 14/01/25). Previously evidenced in IA (APP Group, 2024): Interim Audit Advice (IAA) No. 2 dated 24 February 2024. Site Auditor confirmed that the site is suitable for the proposed uses subject to the successful implementation of the RAP Revision 7, applicable to the works under Milestone 4. Presented Remedial Action Plan (RAP) Rev 7 - 60807/139612, 25 November 2022 (unchanged). Project stated at audit interview that EPA Site Auditor last visited site March 2025. No IAs during audit period.	Compliance has been demonstrated.			
Geotechnics and Piling						
B26	The construction drawings must incorporate the recommendations set out in the Geotechnical Investigation prepared by JKGeotechnics dated 25 July 2022 (where applicable) in relation to excavation support, ground anchors, footings, piles and excavation or piling below the groundwater table (if relevant).	Previously evidenced in IA (APP Group, 2024): Geotechnics and piling recommendations as per Coates Hire approval of launch pits. Approval of launch pits from Coates Hire during audit period: last inspected 31 May 2024, Doc ref 2607261- C-LP8 on 7 June 2024 – Inspection Certificate. Notes observation ref O.2 that sign-off required by Benchmark Geotechnical as sighted: reference P230505 #3000 Excavation Assessment dated 28 May 2024, Document No. P230505-AF20240528, Rev 0.	Compliance has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
Part C - During Construction						
Site Notice						
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Project site notice was observed at the project site boundary during the site visit on 05/08/2025 - See Appendix F Photo Log. The site notice identifies the content required by this condition and is in the form and position required: a. Appeared to be minimum dimensions in size. b. Durable and waterproof and available at various locations. c. Contact details included. d. Mounted at eye level.	Compliance with condition has been demonstrated.			
Operation of Construction Plant and Equipment						
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	RCC plant and equipment certification stickers (including last service details) were observed on items of plant during site inspection 05/08/2025. See Appendix F - Photo Log. Sighted Mobile Plant Pre-Commencement Checklist dated 09/05/25 (Excavator EX507 #21). Sighted Mobile Telehandler service dated 20/06/25, expires 20/09/25 (RCC Plant Register No 4 TF 33.7). See photo log. Observed plant and equipment onsite during site inspection.	Compliance with condition has been demonstrated.			
Demolition						
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	No demolition work associated with Main Works - does not form part of RCC scope of work. This was actioned under the REF Approval (Milestone 3).	Not triggered.			
Construction Hours						
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Sighted RCC Site Induction (Rev 04): Slide 9 references site construction hours per CoC. Sighted example of delivery schedule dated week of 04/08/25 (all trades). All deliveries scheduled to occur during hours prescribed by CoC C4.	Compliance with condition has not been demonstrated.			
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6am and 7am, and 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Site audit interview 05/08/2025 stated no works conducted under C5.	Not triggered.			
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Site audit interview 05/08/2025, auditees confirmed no works were required under a), b) or c) during the audit period. d) Out of hours work occurred as follows: delivery and set up of 2 cranes. Sighted letter to Department dated 03/06/25 notifying of works under CoC C6(d). Cranes to be delivered and set up on 20/06/25 to 22/06/25 and 27/06/25 to 29/06/25 between the hours of 4am and midnight. Sighted letter drop notification to affected residents dated 10/06/25. Sighted Westmead Hospital Disruption Notice dated 25/05/25. e) Not triggered.	Compliance has been demonstrated.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected stakeholders (including hospital campus occupants) before undertaking the activities or as soon as is practical afterwards.	As above: Sighted letter drop notification to affected residents dated 10/06/25. Sighted Westmead Hospital Disruption Notice dated 25/05/25.	Compliance has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a)9am to 12pm, Monday to Friday; (b)2pm to 5pm Monday to Friday; and (c)9am to 12pm, Saturday.	No rock breaking, rock hammering, sheet piling or pile driving occurred during the audit period. No complaints pertaining to excessive noise activities on the project to date.	Not triggered.			
C9	Construction activities relating to internal fit-out works may be undertaken outside of the hours in condition C4 and C5 if required, provided that: (a)management and mitigation measures are implemented in accordance with the practices outlined in Noise and Vibration Impact Assessment prepared by Acoustic Logic and dated 25 August 2023. (b)the façade near where the works are being conducted is entirely closed during extended construction hours. (c)deliveries for the internal fit-out works are undertaken during the approved construction hours in condition C4.	Internal fit out works under Main Works CDVC #4.	Not triggered.			
Implementation of Management Plans						
C10	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Inspections are carried out at regular intervals as per the CEMP. The inspection reports identify environmental risks e.g. noise, soil and water, tree protection etc. Any items requiring rectification are recorded. Sighted post rain inspection dated 31/07/25. Four observations raised: silt fences in place and functioning well, roadways are clean, chemical storage in place. Inclusive of photos. Sighted environmental inspection dated 04/08/25. Four observations raised, all positive and closed. DPHI Compliance onsite 22/07/25. One observation raised regarding uncovered drain near hoarding. Sighted on Aconex with closure 24/07/25 inclusive of photographic evidence of close out. No evidence to suggest the construction of the development is not being carried out in accordance with the CEMP and Sub-plans.	Compliance with condition has been demonstrated.			
Construction Traffic						
C11	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Observed during site inspection on 05/08/2025 that construction vehicles are parked wholly within the contractor car park. No on-street work zones required during the audit period. See Appendix F - Photo Log.	Compliance has been demonstrated.			
Hoarding Requirements						
C12	The following hoarding requirements must be complied with: (a)no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b)the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	No hoarding or graffiti issues were observed during the site audit inspection 05/08/2025. Hoarding checked as part of environmental checklist.	Compliance with condition has been demonstrated.			
No Obstruction of Public Way						
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Observed during audit site inspection on 05/08/2025 that the public way was not obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Compliance with condition has been demonstrated.			
Construction Noise Limits						

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Unattended noise monitoring in place. Pulse Whitenoise Acoustics monitors noise monitoring and reporting. Monthly reports provided - Sighted April, May, June and July 2025 reports. Sighted conclusion from Pulse Whitenoise Acoustics stating <i>From the measured noise data presented above the information provided by Acoustic Logic we note measured noise levels at all locations have measured periods above the site-specific Noise Management Level (NMLs). However as per the explanations outlined in Section 5.1 above, it is noted that when the noise management levels do occasionally get exceeded then PWNA understands Richard Crookes Constructions are undertaking all onsite activities in accordance with the site-specific mitigation measures outlined in the Construction Noise Vibration Management Sub-Plan. Therefore, we believe noise being emitted from the site due to onsite activities are being undertaken in accordance with the procedures outlined in the Construction Noise Vibration Management Sub-Plan (CNVMSP) report prepared by Acoustic Logic titled and dated as follows: "20241174.1/0711A/R1/RF dated 7/11/2024 "</i> No attended noise monitoring undertaken during the audit period. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Veyor live delivery system is used to coordinate deliveries to site to prevent truck queuing on local roads. Heavy vehicles are instructed to wait at Mons Road parking area until permitted onsite. Sighted Delivery Log on Veyer system (last 4 weeks) confirming that deliveries including construction vehicles all arrived within the defined construction hours prescribed in C4.	Compliance with condition has been demonstrated.			
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Use of quackers observed during site audit inspection 05/08/2025.	Compliance with condition has been demonstrated.			
Vibration Criteria						
C17	Vibration caused by construction at any education facility, childcare centre or residence must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site advised at audit interview that Child Care Centre site inspections continue to occur. Disruption Notice process for consultation in place and would be implemented for any works causing vibration. There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Compliance with condition has been demonstrated.			
C18	Vibratory compactors must not be used closer than 30m from education facility, childcare centre or residence buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	Previously evidenced in IA (APP Group, 2024): Vibration monitoring was in place under REF approval at Pathology building, however these works are complete. No exceedances recorded; no works within 30m. No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Not triggered.			
C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	N/A	Not triggered.			
Tree Protection						
C20	For the duration of the construction works: (a) all trees on the site that are not approved for removal must be suitably protected during construction; and (b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Project advised all clearing works complete. Confirmed during site audit inspection 05/08/2025 that tree protection was in place, no trees observed to have been trimmed, the site is securely fenced and no works observed beyond fence line. Refer to Appendix F - Photo Log.	Compliance with condition has been demonstrated.			
Air Quality						
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Rumble grid in place at site entry. No visible dust emissions were noted during the site inspection 05/08/2025.	Compliance with condition has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C22	During construction, the Applicant must ensure that: (a)activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b)all trucks entering or leaving the site with loads have their loads covered; (c)trucks associated with the development do not track dirt onto the public road network; (d)public roads used by these trucks are kept clean; and (e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Noted during the audit site inspection: a. No dust emissions observed. b. No material was being removed off-site. Loads covered is noted to be a standard practice. c. No tracking noted on to Redbank Road or on Dragonfly Drive. Street sweeper is on call. d. Internal hospital roads were clean and clear. Project does not impact public roads. e. Hardstand with rumble grid at site entry. See Appendix F Photo Log. No stockpiles noted onsite during site audit inspection 05/08/2025.	Compliance with condition has been demonstrated.			
Imported Fill						
C23	The Applicant must: (a)ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b)keep accurate records of the volume and type of fill to be used; and (c)make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	Sighted RCC Imported Fill Tracking Register dated 24/07/25 in place as presented during site audit. e.g. last import 20/05/25 33t quarried material (DGB20). Register also identifies volume (m3), source site, quantity, supplier, type and analytical results - JBS&G supporting documentation (if required). No requests to provide to Certifier or DPHI.	Compliance with condition has been demonstrated.			
Disposal of Seepage and Stormwater						
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Stormwater infiltrates via detention basin onsite. Noted during site interviews 05/08/2025 that no water has been discharged to stormwater during the audit period. Project stated that workers have been trained to flocculate and test prior to disposal (if required).	Not triggered.			
Emergency Management						
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Emergency evacuation diagrams as evidenced onsite during audit site inspection 05/08/25. Site Notice board within the site boundary includes all relevant information including emergency evacuation map. Sighted Emergency Management Plan (Rev 4, 09/07/25) which includes emergency evacuation (Appendix B) and Training and Testing Section 4.3. Sighted RCC Site Induction. Slide 15 covers emergency evacuation and emergency assembly area.	Compliance with condition has been demonstrated.			
Stormwater Management System						
C26	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must: (a)be designed by a suitably qualified and experienced person(s); (b)be generally in accordance with the conceptual design in Appendix HH to the EIS ('Civil Design Report and Integrated Water Management Plan', prepared by Arup and dated 14 December 2022) were appropriate; (c)be in accordance with applicable Australian Standards; and (d)ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Previously evidenced in IA (APP Group, 2024): IMHC-ARU-CI-DG-0-0601 Stormwater Management, Rev 02 on 19 February 2024 by Arup Australia Pty Ltd. Included as part of CDCV#2 under Civil drawings. Actioned prior to commencement of construction. Cumberland West Mental Health Services Relocation, Early Works Milestone 4, Civil Design Certificate, ref IMHC-ARU-CI-DC-00-0002, 15 February 2024, includes certification of: • Stormwater Design in accordance with Australian Rainfall and Runoff 2019 • Stormwater Design in accordance with AS/NZS 3500.3:2018 Plumbing and drainage Part 3: Stormwater Drainage Hydraulic Design Certificate: IMHC-HPA-HY-DC-0001 dated 23 August 2023 Rev 1, by Harris Page & Associates Pty Limited. Included under CSV#2, Item 17. Minor design change in progress; issued to Arup 10 October 2024 Aconex RobCo-GCOR-004547. Currently waiting on response with updated drawings.	Compliance has been demonstrated.			
Aboriginal Cultural Heritage						
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants and dated 5 October 2022.	Unexpected finds procedure as per recommendations within ACHMP Section 4.2	Compliance has been demonstrated.			
Unexpected Finds Protocol - Aboriginal heritage						

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C28	In the event that surface disturbance identifies a new Aboriginal object: (a)all works must halt in the immediate area to prevent any further impacts to the object(s); (b)a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c)the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d)the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e)works may only recommence with the written approval of the Planning Secretary.	NA - Noted during site interviews 05/08/2025 that no new objects discovered in the audit period. Unexpected finds procedure is in place.	Not triggered.			
Unexpected Finds Protocol - Historic Heritage						
C29	If any unexpected archaeological relics are uncovered during the work, then: (a)all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b)depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c)works may only recommence with the written approval of the Planning Secretary.	NA - Noted during site interviews 05/08/2025 that no new objects discovered in the audit period. Unexpected finds procedure is in place.	Not triggered.			
Waste Storage and Processing						
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 05/08/2025 confirmed waste secured and maintained within designated waste storage areas. No waste was observed out of waste bins or beyond the construction boundary. Waste was observed to be segregated, secured and confined to the site.	Compliance with condition has been demonstrated.			
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	As per RCC Material Tracking Register. Sighted Westmead IMHC Waste Management Sub Plan (Ref: 68127 / 163,100) dated 18/10/24. Sighted Monthly Waste Removal Register (Bingo). April-June 2025 94.34% recycled waste to date. Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill). Sighted JBS&G waste classification report dated 16/07/25 (Ref: 68117 168,460). Waste classified as Special Waste (Asbestos) mixed with General Solid Waste (non-putrescible).	Compliance with condition has been demonstrated.			
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	No concrete waste or rinse water disposed onsite. Concrete waste is placed into provided bags ready for disposal offsite. Verified at site audit inspection 05/08/2025 see photo Log Appendix G. Sighted Monthly Waste Removal Register (Bingo). April-June 2025 Recyclable concrete identified 24.675 tonnes recycled to date.	Compliance with condition has been demonstrated.			
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	As per RCC Material Tracking Register. Sighted Westmead IMHC Waste Management Sub Plan (Ref: 68127 / 163,100) dated 18/10/24. Sighted Monthly Waste Removal Register (Bingo). April-June 2025 94.34% recycled waste to date. Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill). Sighted JBS&G waste classification reports dated 16/07/25 (Ref: 68117 168,460). Waste classified as Special Waste (Asbestos) mixed with General Solid Waste (non-putrescible). Sighted various waste dockets (disposed Bingo Eastern Creek): Asbestos contaminated soils 20.14 tonne dated 06/05/25, Asbestos contaminated soils 16.14 tonne dated 07/05/25, Asbestos contaminated soils 19.94 tonne dated 08/05/25, Asbestos contaminated soils 18.05 tonne dated 09/05/25.	Compliance with condition has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Previously evidenced in IA (APP Group, 2024): Comments provided from JBS&G confirmed contamination on site is limited to asbestos in soils which are suitable to capped onsite under a cap and contain strategy as discussed in the RAP with excess soils disposed offsite in accordance with the EPA's Waste Classification Guidelines. Sighted Westmead IMHC Waste Management Sub Plan (Ref: 68127 / 163,100) dated 18/10/24. Sighted Monthly Waste Removal Register (Bingo). April-June 2025 94.34% recycled waste to date. Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill). Sighted JBS&G waste classification reports dated 16/07/25 (Ref: 68117 168,460). Waste classified as Special Waste (Asbestos) mixed with General Solid Waste (non-putrescible). Sighted various waste dockets (disposed Bingo Eastern Creek): Asbestos contaminated soils 20.14 tonne dated 06/05/25, Asbestos contaminated soils 16.14 tonne dated 07/05/25, Asbestos contaminated soils 19.94 tonne dated 08/05/25, Asbestos contaminated soils 18.05 tonne dated 09/05/25.	Compliance with condition has been demonstrated.			
Outdoor Lighting						
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA - none installed to date.	Not triggered.			
Site Contamination						
C36	Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations of the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7).	Detailed site investigations were undertaken as per previous Milestones under the REF: a. As per the Remedial Action Plan, Rev 7 by JBS&G, Section 3.5, JBS&G conducted a Detailed Site Investigation which involved a detailed site inspection and 42 soil sample locations, with 3 locations converted into monitoring wells. b. CEnvP(SC) engaged from JBS&G, Specialist Certification Number, SC41060 c. JBS&G monitor air quality and activities onsite. No additional DSI was required following the original included as part of the RAP.	Compliance has been demonstrated.			
C37	The unexpected finds procedure within the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7) must be updated following results of further site investigations undertaken in accordance with condition C36 and implemented throughout duration of project work.	Everything treated as contaminated; Project advised at site audit that no unexpected finds during audit period. Unexpected Finds Protocol – addressed in the Asbestos Management Plan, dated 09/01/25.	Compliance has been demonstrated.			
C38	Remediation of the site must be carried out in accordance with the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7) and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	Remedial Action Plan (RAP) Rev 7, 25 November 2022, 60807/139612 (Rev 7) by JBS&G. No changes have occurred to the RAP. Interim site audit statements are being issued as works progress. Works are ongoing. Sighted various IMHC Westmead Interim Clearance dated 29/07/25, 14/07/25, 04/06/25, 15/05/24 (Ref: JBS&G-CCOR-000002) <i>Please take this email as interim asbestos clearance for asbestos remediation works at the Westmead IMHC site located at Westmead Hospital, Westmead, NSW. At the time of this email, geofabric lining had been appropriately installed along service trenches in the area highlighted in blue in the attached Figure and secured, effectively encapsulating the underlying contaminated soils. At the time of inspection, no residual asbestos was observed on the ground surface in the asbestos area, or vicinity of the area.</i> Project advised at site audit that no unexpected finds during audit period.	Compliance has been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C39	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Interim site audit statements are being issued as works progress. Works are ongoing. Sighted various IMHC Westmead Interim Clearance dated 29/07/25, 14/07/25, 04/06/25, 15/05/24 (Ref: JBS&G-CCOR-000002) <i>Please take this email as interim asbestos clearance for asbestos remediation works at the Westmead IMHC site located at Westmead Hospital, Westmead, NSW. At the time of this email, geofabric lining had been appropriately installed along service trenches in the area highlighted in blue in the attached Figure and secured, effectively encapsulating the underlying contaminated soils. At the time of inspection, no residual asbestos was observed on the ground surface in the asbestos area, or vicinity of the area.</i> A single Site Audit Statement will be issued at the end of the works. Senversa are engaged as the site auditor.	Compliance has been demonstrated.			
C40	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Everything treated as contaminated. No changes in risk.	Compliance has been demonstrated.			
Independent Environmental Auditing						
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Previous two independent audits were completed by APP Group 22-23 May 2024 and 16-17 October 2024 as per IAPAR 2020 requirements. The third independent audit is being undertaken by Aspect Environmental. The third independent audit for the construction phase was due for submission to DPHI on 16 June 2025. Sighted Independent Audit #3 Extension Request approval from DPHI dated 09/07/2025 (SSD-440343442-PA-14): <i>Submission request dated 18/06/20225. Two independent audits for the construction phase of the Project have been undertaken so far with the last being undertaken for the reporting period 22 May 2024 to 17 October 2024.</i> <i>- All corrective actions from the previous IAs are reported to have been closed out.</i> <i>- The third independent audit for the construction phase was due for submission on 16 June 2025. HI has indicated that the delay is due to government procurement issues.</i> <i>- HI has since obtained the Planning Secretary's agreement to independent auditors to undertake the audit.</i> <i>Consequently, as nominee of the Planning Secretary, in accordance with Schedule 2, Condition C41 of the Consent and the Independent Audit Post Approval Requirements (2020) (IPAR), I agree to the extension request and require IA #3 to and the proponent's response to the audit findings to be submitted by no later than 24 September 2025.</i>	Compliance with condition has been demonstrated.			
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Sighted written approval of independent audit team (Aspect Environmental) by Planning Secretary dated 23/06/2025 (SSD-44034342-PA-15) in response to audit team submission dated 19 June 2025. Approval occurred prior to this audit commencing on 05/08/2025.	Compliance with condition has been demonstrated.			
C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Sighted Independent Audit #3 Extension Request approval from DPHI dated 09/07/2025 (SSD-440343442-PA-14). Submission request dated 18/06/20225. Two independent audits for the construction phase of the Project have been undertaken so far with the last being undertaken for the reporting period 22 May 2024 to 17 October 2024. <i>- All corrective actions from the previous IAs are reported to have been closed out.</i> <i>- The third independent audit for the construction phase was due for submission on 16 June 2025. HI has indicated that the delay is due to government procurement issues.</i> <i>- HI has since obtained the Planning Secretary's agreement to independent auditors to undertake the audit.</i> <i>Consequently, as nominee of the Planning Secretary, in accordance with Schedule 2, Condition C41 of the Consent and the Independent Audit Post Approval Requirements (2020) (IPAR), I agree to the extension request and require IA #3 to and the proponent's response to the audit findings to be submitted by no later than 24 September 2025.</i>	Compliance with condition has not been demonstrated.			

Approval (ID)	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a)review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C43 where notice is given by the Planning Secretary; (b)submit the response to the Planning Secretary; and (c)make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Previous independent audit of the project actioned, evidence as follows: a. Sighted Independent Environmental Audit (IEA#2) – Proponent review and response dated 18 November 2024. b. Sighted post approval form dated 20/11/2024 confirming submission of Independent Audit Report #2 and Proponents Response to Independent Audit Report to DPHI. c. #2 Independent Audit + proponent's response available on project website.	Compliance with condition has not been demonstrated.			
C45	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit #2 (APP Group V0 dated 15/11/2024) site inspection completed 16/10/2024. Sighted post approval form dated 20/11/2024 confirming submission of Independent Audit Report #2 and Proponents Response to Independent Audit Report to DPHI. Submission to DPHI occurred within the 2 month trigger of the independent audit site inspection.	Compliance with condition has been demonstrated.			
C46	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.	NA - Project is in construction phase.	Not triggered.			
Water Take and Licensing						
C47	In the event groundwater is intercepted during construction, any take is to be appropriately licenced where required (unless eligible for an exemption under the Water Management Regulation 2018).	Not applicable. No licence required.	Not triggered.			
Geotechnical Investigation						
C48	The recommendations outlined within the Geotechnical Investigation prepared by JKGeotechnics dated 25 July 2022 must be adhered to throughout the construction process.	As evidenced by previous independent audit #2 (APP, October 2024): Geotechnical recommendation that ground bearing capacity at 100kpa as designed by ARUP e.g., Aconex dated 24 August 2023 from ARUP requesting Geotech design; 31 October 2023 from JK Geotechnics – sent to OveArup-GCOR-001367 Mail No. JKGGCOR-000058. No further updates.	Compliance with condition has been demonstrated.			

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
Part D - Prior to Commencement of Operation							
	Notice of Occupation						
D1	At least one month before commencement of any 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 in that stage.	Prior to operation					
	External Walls and Cladding						
D2	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.	Prior to operation					
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it.	Prior to operation					
	Works as Executed Plans						
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Prior to operation					
	Warm Water Systems and Cooling Systems						
D5	The installation 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 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 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.	Prior to operation					
	Outdoor Lighting						
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting 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 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to operation					
	Mechanical Ventilation						
D7	Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Prior to operation					
	Operational Noise – Design of Mechanical Plant and Equipment						
D8	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 B22 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise levels identified in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic and dated 25 August 2023.	Prior to operation					
	Fire Safety Certification						
D9	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.	Prior to operation					
	Flood management and Mitigation – Engineering Certification/Validation						

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
D10	Prior to the commencement of occupation, a Structural Inspection Certificate or other form of written certification from a suitably qualified civil or structural engineer must be submitted to the Certifier which certifies that the constructed building meets each of the design requirements specified in condition B21.	Prior to operation					
D11	The evidence required under condition D10 is to be made available to the Planning Secretary within seven days upon request.	At any time					
Post-construction Dilapidation Report – Protection of Public Infrastructure							
D12	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: (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 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). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within seven days when requested.	Prior to operation					
Repair of Public Infrastructure							
D13	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (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 (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 this consent.</i>	Prior to operation					
Road Damage							
D14	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.	Prior to operation					
Bicycle Parking and End-of-Trip Facilities							
D15	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, secure bicycle parking and end-of-trip facilities must be made available for use and the following details submitted to the Certifier: (a) the location of a minimum 30 staff and visitor bicycle parking spaces; (b) confirmation that the layout, design and security of the bicycle facilities complies with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and that they are located in easy to access, well-lit areas that incorporate passive surveillance; (c) the location of end-of-trip facilities for staff; and (d) evidence that appropriate pedestrian and cyclist advisory signs are provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>	Prior to operation					
Pedestrian Crossing Facilities							
D16	Prior to commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, any proposed pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants of the relevant road authority.	Prior to operation					
Green Travel Plan							

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
D17	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy published on the Applicant's website after the Certifier accepts it. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Parramatta City Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and recommended timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include any measures to promote and support the implementation of the plan, including roles and responsibilities for those anticipated to be involved in the implementation of the GTP; and (e) include details regarding the recommended 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 any requirement for travel surveys to identify travel behaviours of users of the development.	Prior to operation					
D18	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) or representative of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary.	Prior to operation					
	Utilities and Services						
D19	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 Sydney Water Act 1994.	Prior to operation					
	Stormwater Operation and Maintenance Plan						
D20	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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to operation					
	Signage						
D21	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Prior to occupation					
D22	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.	Prior to occupation					
	Operational Waste Management Plan						
D23	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: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and (c) detail the materials to be reused or recycled, either on or off site.	Prior to occupation					
	Site Contamination						

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
D24	Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: (a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contate Assessment and Management (CPSS CSAM) scheme; (b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; (iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation; (iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) comment on the suitability of the area for the intended land use; and (d) be submitted to the Planning Secretary within seven days when requested.	Prior to occupation					
D25	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D23 have been met.	Prior to occupation					
D26	Where changes are made to the Remedial Action Plan prepared by JBS&G and dated 25 November 2022 (60807/139612 Rev 7), 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 Certifier.	Prior to occupation					
	Landscaping						
D27	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	Prior to operation					
D28	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.	Prior to operation					
	Constructed Floor Levels						
D29	Prior to the commencement of operation, a certification report prepared by a suitably qualified practitioner engineer (NER) must be submitted to the Certifier, stating that the development has been constructed in accordance with the flood planning levels required by condition B21.	Prior to operation					
	Operational Flood Emergency Management Plan						

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
D30	Prior the commencement of operation, a final Flood Emergency Management Plan must be finalised and submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s); (b) addressed the provisions of the Floodplain Risk Management Guidelines (EHG); (c) incorporates the flood emergency response plan measures outlined in Integrated Mental Health Complex Flood Impact Assessment SSD-44034342, prepared by Arup, dated 10 October 2023; (d) includes details of: (i) the flood emergency responses for operational phase of the development, including consideration of, and communication with, immediately adjacent land users/tenants; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and visitors.	Prior to operation					
D31	A copy of the Flood Emergency Management Plan (required by condition D30) must be provided to the Planning Secretary with seven days when requested.	Prior to operation					

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
Part E - Post Occupation							
	Operation of Plant and Equipment						
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Operation					
	Warm Water Systems and Cooling Systems						
E2	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/NZS 3666.2:2011 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.	Operation					
	Operational Noise Limits						
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic dated 25 August 2023.	Operation					
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of the development, and: (a) 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 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 'Noise and Vibration Impact Assessment' prepared by Acoustic Logic dated 25 August 2023. (b) 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.	Within 2 months of commencement of operation					
	Unobstructed Driveways and Parking Areas						
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces 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.	Operation					
	Car Parking						
E6	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces 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.	Operation					
	Green Travel Plan						
E7	The Green Travel Plan required by condition D17 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Operation					
	Outdoor Lighting						
E8	Notwithstanding condition D6, 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 impacts to an acceptable level.	Operation					
	Landscaping						
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.	Operation					
	Hazards and Risks						

Approval (ID)	Condition	Timing	Evidence Collected	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
E10	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a)the requirements of all relevant Australian Standards; and (b)the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	Operation					
E11	In the event of an inconsistency between the requirements of condition E10(a) and E10(b), the most stringent requirement must prevail to the extent of the inconsistency.						
	Dangerous Goods						
E12	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a)all relevant Australian Standards; (b)for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c)the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).	Operation					
E13	In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency.	Operation					
	Discharge Limits						
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Operation					
	Signage						
E15	The lighting/illumination to be used in connection with approved signage affixed to the western and eastern elevations of the IMHC building must comply with the latest version of AS 4282- 2019 - Control of the obtrusive effects of outdoor lighting.	Operation					
	Environmental Management Plan						
E16	Upon completion of any remediation works, the operator must manage the site in accordance with the Environmental Management Plan (including measures for the long term management of in-situ asbestos) approved by the Site Auditor (if any) and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Operation					
	Ecologically Sustainable Development						
E17	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 B7 of this consent.	Within 6 months of the commencement of operations					

Appendix B CEMP and Sub-Plan Checklist

Reference #	Subject	Conformance Requirement	Auditor Evidence	Conformance Status
Construction Environmental Management Plan 10 December 2024				
Section 2.7.3	Subcontractor responsibilities	Subcontractors are to be provided with copies of the Environmental Management Plans and to participate in site inductions.	Sighted copies of CEMP/ Sub-Plans onsite. Included in contracts. Sighted RCC Site Induction (Rev 04). Verified inductions completed via Hammertech records.	C
Section 2.8.1	Environmental inspections	Environmental inspections will be undertaken using Form 18.3 located on Hammertech at a regular frequency. The form is to be made site specific based on the identified risks.	Inspections are carried out at regular intervals as per the CEMP. The inspection reports identify environmental risks e.g. noise, soil and water, tree protection etc. Any items requiring rectification are recorded. Sighted post rain inspection dated 31/07/25. Four observations raised: silt fences in place and functioning well, roadways are clean, chemical storage in place. Inclusive of photos. Sighted environmental inspection dated 04/08/25. Four observations raised, all positive and closed.	C
Section 2.8.1	Environmental inspections	Field testing of water collected on site (excavations, trenches, paint washout, bioretention basin etc) will be tested prior to discharge and results recorded on the Dewatering & Field Test Sheet. Form 18.6	Stormwater infiltrates via detention basin onsite. Noted during site interviews 05/08/2025 that no water has been discharged to stormwater during the audit period. Project stated that workers have been trained to flocculate and test prior to disposal (if required).	C
Construction Waste Management Plan 18 October 2024				
Section 6.1.2	Reuse and recycling	Measure to separate waste streams shall be implemented. This includes segregating waste into appropriate dedicated bins or areas for reclamation on site or transportation to a designated recycling facility.	Site inspection 05/08/2025 confirmed waste secured and maintained within designated waste storage areas. No waste was observed out of waste bins or beyond the construction boundary. Sighted Westmead IMHC Waste Management Sub Plan (Ref: 68127 / 163,100) dated 18/10/24. Sighted Monthly Waste Removal Register (Bingo). April-June 2025 94.34% recycled waste to date. Waste report identifies waste as recyclable (e.g. brick, sand, metal, timber) and general waste (landfill). Sighted JBS&G waste classification report dated 16/07/25 (Ref: 68117 168,460). Waste classified as Special Waste (Asbestos) mixed with General Solid Waste (non-putrescible).	C
Section 7.2	Training and awareness	Staff present on site during the construction stage of the project shall be required to undertake induction and awareness training inclusive of the CWMP and site-specific waste management.	Sighted RCC Site Induction (Rev 04). Slide 20 include content relevant to waste management including concrete waste.	C
Construction Soil and Water Management Plan Rev B 25 November 2024				

Reference #	Subject	Conformance Requirement	Auditor Evidence	Conformance Status
Section 4.2	Erosion and sediment controls	It is recommended that stockpiles are located at least 5m from waterways and roads. Diversion banks/channels should be constructed at the upstream of the stockpile, and sediment fences downstream. Covering is recommended to reduce stockpile loss.	No stockpiles noted onsite during site audit inspection 05/08/2025.	C
Section 4.2	Erosion and sediment controls	Entry/exit points are constructed such that soil materials from wheels/construction vehicles do not leave the site. All vehicle site access entries/exits should adhere to NSW Government guidelines.	Rumble grid noted in place at site entry. Loads covered is noted to be a standard practice. No tracking noted on to Redbank Road or on Dragonfly Drive during site audit inspection. Project noted that a street sweeper is on call. No visible dust emissions were noted during the site inspection 05/08/2025.	C
Section 4.2	Erosion and sediment controls	Geotextile fencing set up downstream of land disturbance to capture sediment from overland flow and form a temporary barrier. Fences must be constructed with trenches to avoid undermining.	Observed during site audit inspection that sediment fences are in place and functioning well. No offsite sediment noted. Coil logs also noted at site boundary. Refer to Photo Log.	C
Section 4.3.3	Dust management	Fences will be erected around the project boundary, with additional screens and barriers set up for dusty works. Dry sweeping of materials will be avoided, and water suppression used where necessary to keep surfaces moist.	Site boundary fence in place. No visible dust emissions were noted during the site inspection 05/08/2025.	C

Appendix C Audit Team Agreement

NSW Planning ref: SSD-44034342-PA-15

Health Infrastructure

Via the Major Projects Portal

Attention: Hamish Wood, Planning Advisor, Post Approval

DATEWILLBEINSERTEDHERE

Subject: Westmead Integrated Mental Health Complex - Independent Auditor Agreement

Dear Mr Wood

I refer to your letter dated 19 June 2025 requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits of the Westmead Integrated Mental Health Complex (**Project**) approved under SSD-44034342 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed persons are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C45 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team:

- Mr Richard Johnson, Aspect Environmental, as lead auditor
- Mr Mathew Williams, Aspect Environmental, as lead auditor

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

This agreement applies to all remaining construction stages of the Project and will require the agreed auditors to submit a declaration of independence with each independent audit report they are involved in. This agreement is conditional upon the above auditors maintaining their ongoing independence and certification as a lead or a principal auditor with a relevant industry body.

This agreement supersedes any previous agreements to independent auditors under the Consent.

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

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

Finally, please note, the Lead Auditor must attend the site inspection and interview components of the upcoming independent audits of the Project they are involved in.

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

Yours sincerely

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

Rob Sherry
Team Leader Compliance
Compliance

As nominee of the Planning Secretary

Appendix D Consultation Records

Subject: RE: Independent Audit SSD-44034342 IMHC Westmead Project
Date: Tuesday, 29 July 2025 at 11:01:09 Australian Eastern Standard Time
From: Doug Bennett
To: Mathew Williams
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.gif, image007.jpg, image008.png

Hi Mathew,

I have spoken with our regulatory compliance team and can confirm that we have received no complaints in relation to this project. No compliance issues have been noted – however I note that Council is not the ARA for this site anyway.

I trust the above assists.

Also my apologies for misspelling your name in my previous email.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
[REDACTED]

City of Parramatta
9 Wentworth Street, Parramatta NSW 2150 Australia
PO Box 32, Parramatta, NSW 2124
cityofparramatta.nsw.gov.au



Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.



From: Doug Bennett
Sent: Monday, 28 July 2025 10:26 AM
To: Mathew Williams <[REDACTED]>
Subject: RE: Independent Audit SSD-44034342 IMHC Westmead Project

Hi Matthew,

Thank you for your email.

I will look into this matter and get back to you in due course.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
[REDACTED]

City of Parramatta
9 Wentworth Street, Parramatta NSW 2150 Australia
PO Box 32, Parramatta, NSW 2124
cityofparramatta.nsw.gov.au



Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.



From: Mathew Williams <[REDACTED]>
Sent: Thursday, 24 July 2025 10:44 AM
To: council@cityofparramatta.nsw.gov.au
Subject: Independent Audit SSD-44034342 IMHC Westmead Project

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

To Whom It Concerns,

I am contacting you in respect of the IMHC Westmead Project SSD-44034342.

<https://www.planningportal.nsw.gov.au/major-projects/projects/westmead-integrated-mental-health-complex>

Aspect Environmental are undertaking Construction Independent Audit #3 for the Project. The site audit component will be conducted on 05/08/2025.

As part of consultation for the audit, the NSW Department of Planning, Housing and Infrastructure (DPHI) have requested that Council is consulted for any issues you may have identified during the reporting period.

The Independent Audit will be completed in accordance with Condition of Consent C41 and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR). I am seeking response and feedback in terms of:

1. Any directions issued to the Project or their contractor in respect of site environmental performance or compliance issues?
2. Any perceived issues with respect to environmental performance of the site?
3. Any complaints received in respect of the site activity?
4. Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR?

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mat Williams | Associate Director



Aspect Environmental

W: www.aspectenvironmental.com.au



Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

Subject: RE: Independent Audit SSD-44034342 IMHC Westmead Project
Date: Wednesday, 23 July 2025 at 17:03:07 Australian Eastern Standard Time
From: Alfarid Hussain
To: Mathew Williams
Attachments: image001.jpg, image002.png, image003.png

Hi Mat,

Thank you for consulting with the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) in relation to the third independent construction audit of Westmead Integrated Mental Health Precinct (the **Project**) approved under SSD-44034342, as modified (**Consent**).

While already included in the audit scope by virtue of conditions of the Consent and the *Independent Audit Post Approval Requirements* (2020), NSW Planning considers that particular focus is required on how the project is managing water and ERSED on site, the measures that are in place to prevent dirty water from entering into the stormwater system.

Please verify the above requested information through a review of the implementation and adequacy of the relevant management plans required under the Consent, observations made of site and interviewing project personnel as part of the upcoming audit.

It is also requested that you consult with the relevant local council for any issues they have identified during the reporting period relating to the Project.

Kind regards,

Alfarid Hussain

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



dphi.nsw.gov.au

Locked Bag 5022|Parramatta NSW 2124

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

-



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also

acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

Please consider the environment before printing this email.

From: Mathew Williams <[REDACTED]>
Sent: Thursday, 3 July 2025 10:11 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit SSD-44034342 IMHC Westmead Project

To Whom It Concerns,

I am contacting you in respect of the IMHC Westmead Project SSD-44034342.

<https://www.planningportal.nsw.gov.au/major-projects/projects/westmead-integrated-mental-health-complex>

Aspect Environmental are undertaking Construction Independent Audit #3 for the Project. The site audit component will be conducted on 05/08/2025.

The Independent Audit will be completed in accordance with Condition of Consent C41 and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR). I am seeking response and feedback in terms of:

1. Any directions issued to the Project or their contractor in respect of site environmental performance or compliance issues?
2. Any perceived issues with respect to environmental performance of the site?
3. Any complaints received in respect of the site activity?
4. Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR?

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mat Williams | Associate Director



Aspect Environmental



W: www.aspectenvironmental.com.au



Appendix E Independent Audit Declaration

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 05 August 2025. Additional information requested during the site audit was provided post-audit where available.

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2020), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the Development 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
- I do not have any pecuniary interest in the audited Development, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited Development that were subject to this audit prior to the audit
- 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 Development, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Auditor: Mathew Williams

Title: Associate Director, Aspect Environmental Pty Limited

Signature:



Date: 11 September 2025

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site. Additional information requested during the site audit was provided post-audit where available.

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2020), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the Development 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
- I do not have any pecuniary interest in the audited Development, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited Development that were subject to this audit prior to the audit
- 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 Development, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Auditor: Richard Johnson

Title: Director, Aspect Environmental Pty Limited

Signature:



Date: 04 November 2025

Appendix F Technical Specialists Reports

No technical specialist reports were required for this Independent Audit.

Appendix G Photo Log

INDEPENDENT AUDIT PHOTO LOG

Table of Contents

- Figure 1 Project entrance site signage
- Figure 2 Environmental Policy on display
- Figure 3 Noise and Hearing Policy on display
- Figure 4 Environmental management information on site noticeboard
- Figure 5 Public way clear of mud tracking
- Figure 6 General waste bins in place
- Figure 7 No visible mud tracking on adjoining road network
- Figure 8 Sediment controls in place at stormwater drain
- Figure 9 ERSED controls in place on site boundary
- Figure 10 Emergency evacuation diagram on display
- Figure 11 Tree protection zone in place
- Figure 12 Onsite stormwater detention basin
- Figure 13 Flammable liquid storage
- Figure 14 Sediment fence in place on site boundary
- Figure 15 Self bunded refuelling container for cranes
- Figure 16 Bunded fuel and chemical storage with cover
- Figure 17 Concrete washout bags for disposal
- Figure 18 Site entry and exit with rumble grid and stabilised access
- Figure 19 Spill kit in place
- Figure 20 First aid station
- Figure 21 Emergency contacts on display

Figure 1 Project entrance site signage



Figure 2 Environmental Policy on display

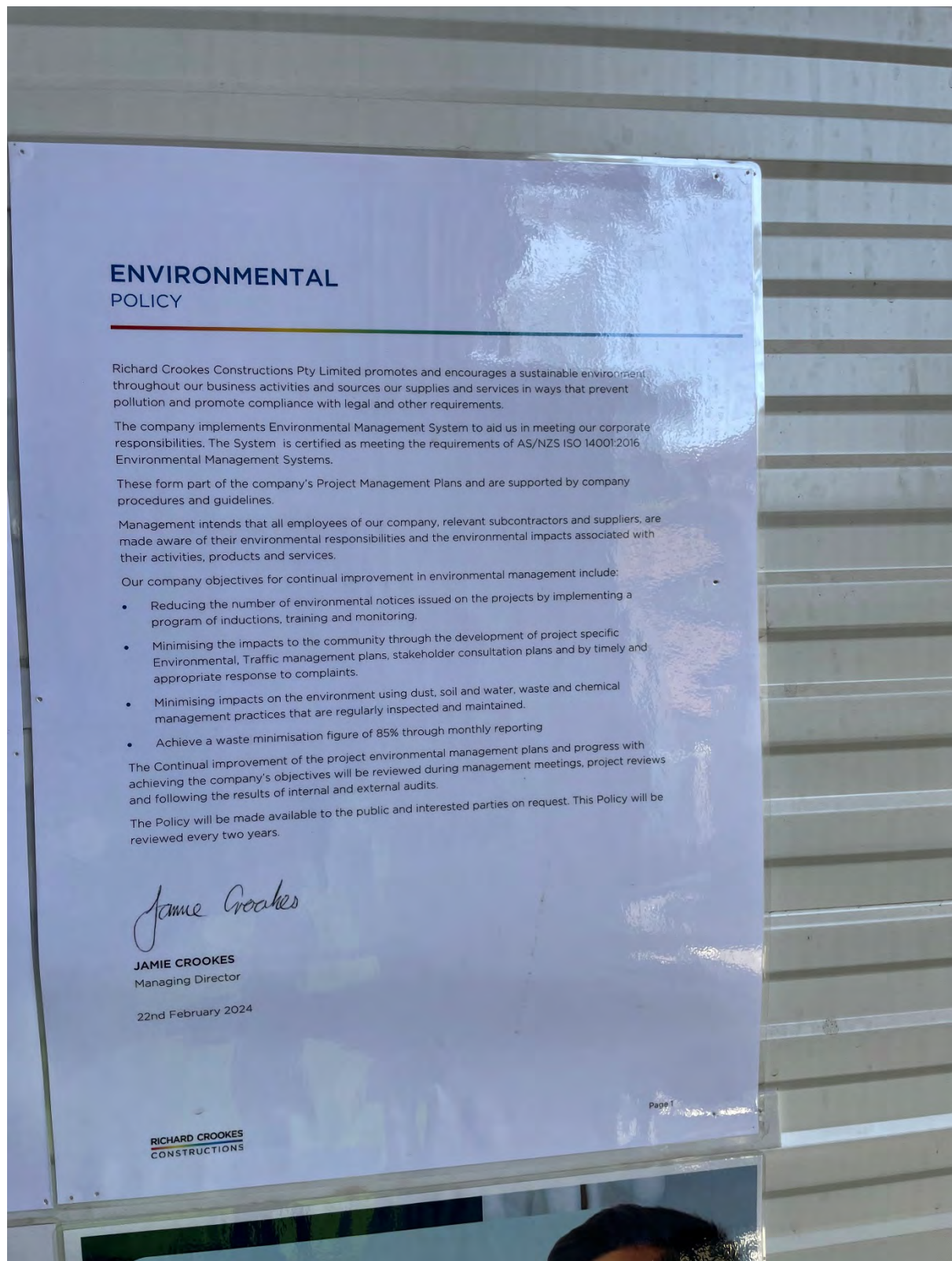


Figure 3 Noise and Hearing Policy on display

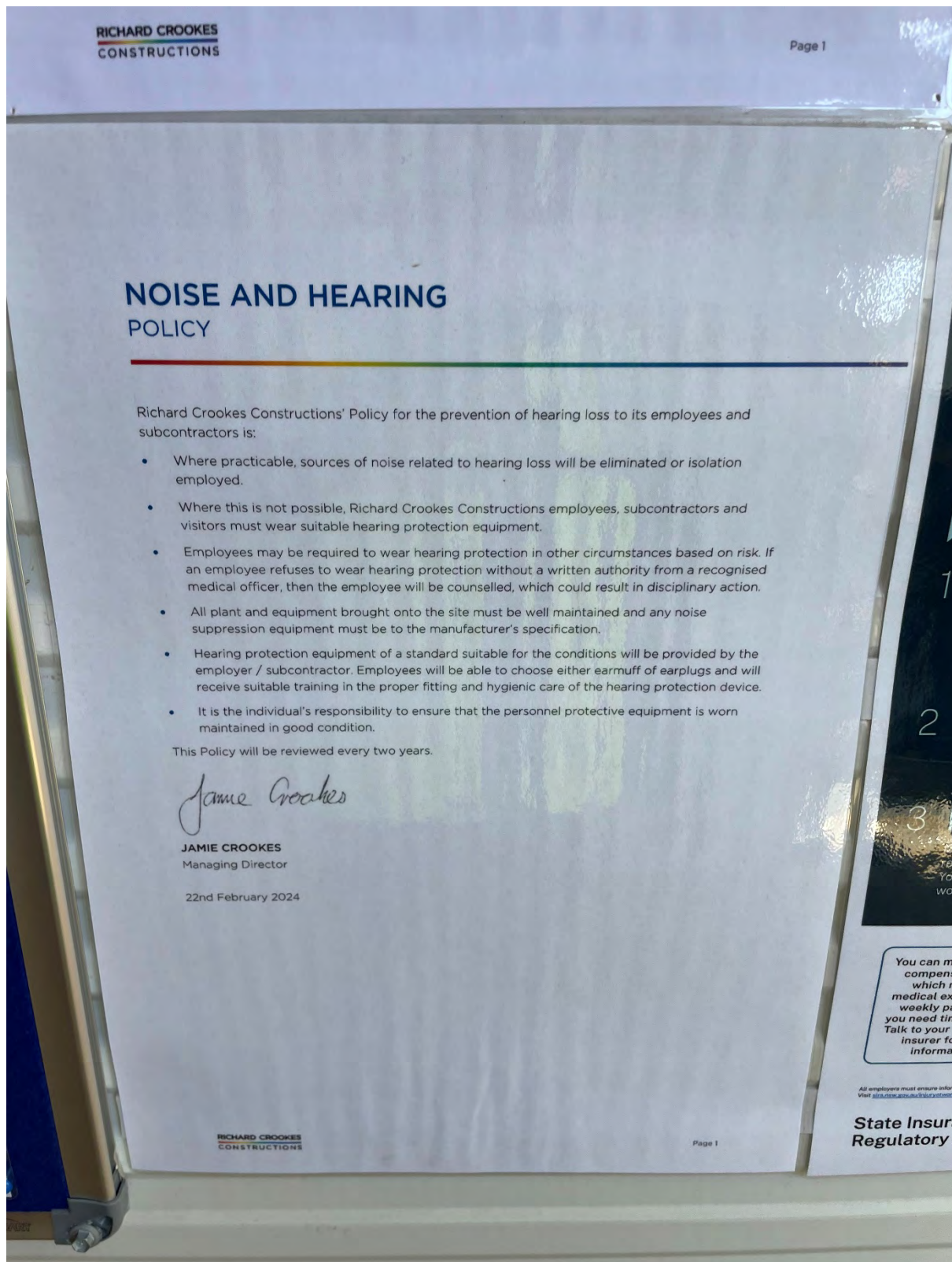


Figure 4 Environmental management information on site noticeboard

NOTICE BOARD



NSW
GOVERNMENT

SafeWork NSW

Hazardous workplace *dust* can be a hidden killer



All dust exposure risks must be controlled:

- ✓ Identify the dust hazard
- ✓ Plan the work
- ✓ Eliminate or reduce dust by using the right equipment
- ✓ Use suitable masks and protective clothing (PPE)
- ✓ Clean up safely and dispose of materials responsibly
- ✓ Have regular lung screening for silica and asbestos damage



White specks all over lungs are silicosis scars

Microscopic silica and asbestos dust particles settle deep in the lungs, causing serious illness and death.

6 people are diagnosed with a dust disease every week in NSW from breathing in dust at work, where adequate controls were not in place.*



Exposure to harmful dust is preventable.

Use the right safety controls for each dust

Safety control	Asbestos	Silica	Wood & other dusts
Substitute materials	✓	✓	✓
Ventilate work area	✗	✓	✓
Negative air pressure (friable asbestos removal)	✓	✗	✗
Wet cut	✗	✓	✗
Dust capture	✓	✓	✓
Masks and PPE	✓	✓	✓
Vacuum class M	✗	✓	✓
Vacuum class H	✓	✓	✓
Wet clean-up	✓	✓	✓
Licensed contractors	✓	✗	✗
Train workers	✓	✓	✓
Air monitoring (mandatory for friable asbestos removal)	✓	✓	✓

* Includes asbestos, silica and other dusts. In the 2020/2021 financial year, 333 people were diagnosed with a dust disease due to exposure in a NSW workplace (including new cases and deaths). Of these, 295 (89%) were due to asbestos.

Visit www.safework.nsw.gov.au or call **13 10 50** for more information

Figure 5 Public way clear of mud tracking



Figure 6 General waste bins in place



Figure 7 No visible mud tracking on adjoining road network



Figure 8 Sediment controls in place at stormwater drain



Figure 9 ERS&D controls in place on site boundary



Figure 10 Emergency evacuation diagram on display



Figure 11 Tree protection zone in place



Figure 12 Onsite stormwater detention basin



Figure 13 Flammable liquid storage



Figure 14 Sediment fence in place on site boundary



Figure 15 Self bunded refuelling container for cranes



Figure 16 Bunded fuel and chemical storage with cover



Figure 17 Concrete washout bags for disposal

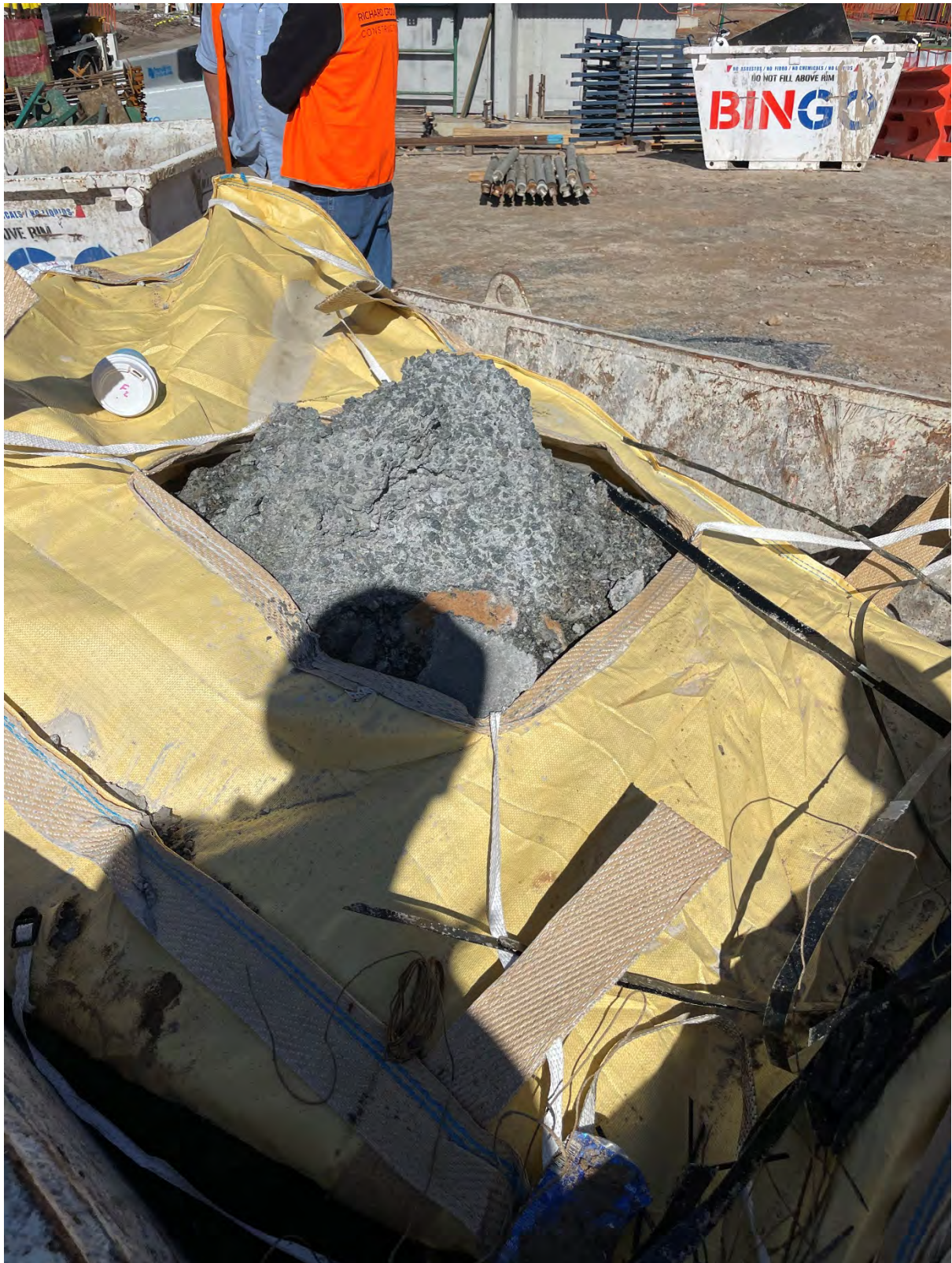


Figure 18 Site entry and exit with rumble grid and stabilised access



Figure 19 Spill kit in place



Figure 20 First aid station



Figure 21 Emergency contacts on display

VISION CHART

RICHARD CROOKES
CONSTRUCTIONS

RICHARD CROOKES CONSTRUCTION		
SITE CONTACTS		
Peter Crabtree	Senior Site Manager	0412 443 553
Corey Deegan	Site Supervisor	0416 150 032
Johnny Chahin	Site Supervisor	0431 401 458
Dean Lindsay	Site Foreman	0429 445 258
Gerhard Nelson	Safety Manager	0449 827 424
Margaret Makary	WHS&E Coordinator	0473 063 272

Site Rules
Integral

9. HAZARD
Any hazards, no hazard on the hazard with the hazard

10. FIRST
All injuries, no treatment shall of all accidents
Refer to the site facilities.
Note: Identify locations of Call stations.

11. ACCIDENT
Accidents, danger Supervisor or other
The RCC Site Supervisor occurring in or around investigated and

12. HAZARDOUS
Subcontractors shall any hazardous substances
Chemicals and other must be recorded
A Safe Work Method shall cover safe handling personnel in the safe RCC Note: MSDS near site, SDS folder and

Note: For refurbish / Please refer to the site and surrounding environment

13. TEMPORARY
The nominated electrical lighting for use on site
Subcontractors shall comply with "Work" and the AS3000

Rev Date: November 2024

Site Rules

Appendix H Meeting Sign-on Sheet

Independent Audit Attendee Record

Name	Company	Role
Mathew Williams	Aspect Environmental	Lead Auditor
Cameron Hutton	RCC	ENGINEER
Mossein Bidgoli	HE	Project Director
RINO STEPHEN	TSA	ASSISTANT PM
Gerhart Nelson	RCC	WHS Manager
Victor Obeid	RCC	Senior Project Manager
Jeff Chan	TSA	SPM

Audit Location: IMHC Site.

Audit Date: 05 August 2025