

An architectural rendering of the St George Hospital Stage 3 Redevelopment. The image shows a modern, multi-story building with a mix of brick and dark grey panels. Large windows are visible on the upper floors. In the foreground, there's a paved area with several cars (a black SUV, a grey sedan, and a blue car) and some stylized human figures. The sky is blue with some light clouds.

St George Hospital Stage 3 Redevelopment

Assessment of Environmental System Compliance in accordance with SSD-39170713 Development Consent

Audit Reference:	SGH-05
Audit Organisation:	BESIX Watpac (Contractor) Johnstaff (Project Manager) Health Infrastructure (Proponent)
Auditors:	Barbara Pater, APP (Lead Auditor)
Date of Audit:	5 June 2025
Draft Report Submitted:	27 June 2025
Final Report Submitted:	7 July 2025



The APP Group

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This report has been prepared and reviewed in accordance with our quality control system.

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Date: 7 July 2025

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1. Executive Summary

The St George Hospital Redevelopment – Stage 3 will bring a new Ambulatory Care Precinct to meet the growing needs of the St George and Sutherland communities. Health Infrastructure has appointed BESIX Watpac (Watpac) as the head contractor for the construction of this redevelopment, which involves the demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Ambulatory Care Building, with basement parking for 154 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.

This Audit Report presents the outcomes of the fifth independent environmental audit of the project, conducted for the assessment of environmental controls established by Watpac against the requirements of State Significant Development SSD-39170713 for the project, in accordance with the Project Staging Report and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

The audit was conducted by The APP Group (APP) on 5 June 2025 which encompassed a review of Schedule 2 Parts A, B, C and Advisory Notes of the SSD-39170713 Development Consent conditions within six-months of the previous construction audit (5 December 2024). The audit period is therefore defined as December 2024 to June 2025.

Construction works have progressed in accordance with the Staging Report developed by Watpac. The main construction activities observed during the audit included internal fit out, including internal walls and services, and continued façade installation, with the project receiving Crown Certificate CC4 for upcoming public domain and stormwater drainage, onsite detention tank works, landscaping and pavement works. All works were observed as being contained within the site boundary, with an approved work zone on Kensington Street in place.

The outcome of the audit verified the project to be in compliance with the SSD-39170713 Development Consent, with the contractor maintaining good controls to address identified and potential environmental impacts. The following key strengths were noted:

- ▶ The Hammertech system continues to be utilised to a high standard and records inspections, tasks for action, plant and equipment records, daily site diaries, and toolbox trainings.
- ▶ Strong collaboration between the Watpac and Johnstaff teams demonstrated with responsibility of conditions requirements clearly assigned to meet compliance.
- ▶ Traffic control measures appeared well implemented on Kensington Street.
- ▶ Regular risk reviews being undertaken.
- ▶ Proactive measures undertaken to address actions onsite.

The independent environmental audit assessed a total of 117 conditions of consent comprising of a review of documents and records, interviews with key personnel and a site inspection.

Site inspection

During the audit, a site inspection was undertaken to review environmental controls in place. Observations raised during the site inspection are as follows:

Ref	Observation	Close out
OBS-01	Update to controls required at drainage pits at Kensington Street and near link bridge area.	During the audit, control measures were reinstated with a close out photo provided for each area.

Ref	Observation	Close out
OBS-02	Portion of fencing was observed to be leaning against the Heritage Wall.	This was immediately removed.

Table 1- Site Observations

Refer to [Section 6.4](#) for further details with photos included under [Appendix G](#).

Findings

There were no non-compliances identified during the audit or self-reported during the audit period. Two (2) Opportunities for Improvement (OFI) were raised as follows.

Finding No.	Condition of Consent	Audit Finding Details
Opportunity for Improvement SGH-05_OFI-01	C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Upon review of the implementation of the Construction Traffic Management Plan, it was identified that the letterbox drops are occurring 7-days prior to out of hours works commencing, which aligns to the notification requirements under Condition C7. However, the Community & Motorists Consultation/Notification Section within the Construction Traffic Management Plan (CTMP) states that the letterbox drop timeframe is: <i>two weeks prior to works commencing and on the day before works commences</i> . It is therefore recommended that the CTMP be updated to align to the actual letterbox drop timing (and to align the requirements of SSD Condition C7). An update is also required to the Contact List for the nominated BESIX Watpac site contact and out of working hours contacts.
Opportunity for Improvement SGH-05_OFI-02	C21: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	The Site Water Pumping Record was updated in response to the previous audit recommendation, and now includes a line item to check for any visible oil or grease, with a response to completed as: Yes/No. However, the response to this requirement was unclear. It is recommended that the register be completed for any visible oil or grease with either Yes or No instead of a block colour to align to the requirements and to record accurate data for traceability purposes.

Table 2- Audit Findings

Details of these findings are included within the Audit Checklist ([Appendix D](#)) of this report.

2. Introduction

2.1 Background

St George Hospital Stage 3 builds upon previous redevelopments of the precinct which included Stage 1 in 2014, with the delivery of a new and expanded Emergency Department and Stage 2 in 2017, involving a state-of-the-art Acute Services Building (ASB) and refurbishment of the birthing suite (completed in 2020).

As part of Stage 3, a new Integrated Ambulatory Care Precinct at St George Hospital is being built to co-locate and integrate services to meet the growing needs of the St George and Sutherland community. Construction of the St George Hospital Stage 3 Redevelopment commenced in late April 2023 and will be built in two stages with works including:

- ▶ Ambulatory Care Building
 - Demolition, bulk earthworks
 - Inground building services works and utility adjustments
 - Construction of the integrated Ambulatory Care Building including services, fit out and façade
 - Basement parking for 151 vehicles
 - Pick-up and drop-off bays along Kensington Street
- ▶ Landscaping and public domain works
 - Demolition of the existing Princes William Wing
 - Construction of the landscaped forecourt

The project is expected to be completed in 2026.

Health Infrastructure is the Proponent for the development and has appointed Johnstaff Projects (Johnstaff) as the Project Manager. BESIX Watpac (Watpac) has been engaged by the Proponent through Johnstaff to deliver the St George Hospital Redevelopment – Stage 3.

Johnstaff, on behalf of the Proponent, engaged The APP Group – HSEQ Systems and Auditing (APP) to undertake an independent environmental audit on 5 June 2025. The audit was conducted in compliance with Condition C37 of the Development Consent SSD-39170713, which states:

Condition C37: *Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).*

2.2 Project Details

Project Name	St George Hospital – Stage 3
Project Application No.:	SSD-39170713
Project Address:	St George Hospital, Gray Street, Kogarah NSW
Project Phase:	Construction
Project Activity Summary:	The following is a summary of the works that were in progress at the time of audit:

	- Public Domain Works have commenced under CC4 - Internal fit-out works continuing with façade nearly complete - Upcoming internal civil works including pavements and connections to the OSD. - Link bridge installed during approved out of hours work.
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Table 3- Project Details

2.3 Audit Team

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

Name	Company	Position	Certification
Barbara Pater	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C-424613
Grant Brown	APP	Alternate Lead Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C-461697

Table 4- Auditor Qualifications

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

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake an independent environmental review of the project in compliance with Development Consent SSD-39170713 Condition C37, in accordance with the requirements for an independent audit methodology and independent audit report in the *Independent Audit Post Approval Requirements* (IAPAR 2020), and the Project Staging Report.

3.2 Audit Scope

The scope of this audit involved the review of project compliance against the conditions of SSD-39170713 Schedule 2, Parts A, B, C and Advisory Notes, including the following:

Review of implementation of management plans, including:

- BESIX Watpac Project Environmental Management Plan (PEMP) NSW, St George Hospital Stage 3, V.05
- St George Hospital Stage 3, Construction Noise and Vibration Management Plan (CNVMP), Rev. 0
- Construction Traffic Management Plan (CTMP), St George Hospital Stage 3, Rev. 5
- Waste Management & Recycling Plan (WMRP), Rev. 1.7
- Other Plans and documents – refer to [Section 4 – Document Review](#)

- ▶ Site inspection conducted on 5 June 2025
- ▶ Review the environmental performance of the project;
- ▶ Review of environmental records;
- ▶ Interviews with site personnel;
- ▶ Stakeholder consultation.

3.3 Audit Period

This was the fifth independent environmental audit of the project carried out by APP covering the review of environmental documentation and records of the construction works for the six-month period between 5 December 2024 to 5 June 2025, as defined as the audit period.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as site activities sighted on the date of the audit on 5 June 2025.

4. Audit Methodology

4.1 Approval of Auditors

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

4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-39170713, Schedule 2 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from Johnstaff, Watpac, Health Infrastructure (HI) and APP as per the Audit Attendance Sheet ([Appendix B](#)) on 5 June 2025 at 10:00am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 2 Consent Conditions, Project Staging Report, and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

4.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (PEMP and sub-plans) to verify compliance with the SSD-39170713 Schedule 2 conditions,
- Conduct of a site walk led by Watpac to review implementation of mitigation measures and environmental controls.

- Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and actions noted during the site inspection.

4.3.3 Closing Meeting

The closing meeting was held on 5 June 2025 at 2:30pm with representatives of Johnstaff, Watpac, HI and APP. General feedback and the audit findings were discussed during the closing meeting.

The APP lead auditor acknowledged the efforts made in preparing for the audit, cooperation, and openness of Watpac and Johnstaff personnel during the conduct of this audit.

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Ruby Thompson	BESIX Watpac	Senior WHSE Advisor
Marko Neskoski	BESIX Watpac	Design Manager
Ben O'Connell	BESIX Watpac	Senior Project Engineer
Aurelie Bolle	BESIX Watpac	Project Manager
Tyson Foley	BESIX Watpac	Site Manager
Hanna Yazdi	Johnstaff Projects	Senior Project Manager
Wei Yu	Johnstaff Projects	Project Manager
Daniel Cudilla	Johnstaff Projects	Project Engineer
Katherine Bakafoukas	Johnstaff Projects	Project Engineer
Louise Irving	Health Infrastructure	Project Director

Table 5- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 5 December 2024 at 10:15 am with representatives of Watpac, Johnstaff and the APP auditor. No observations were identified during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix G](#).

4.6 Consultation

Consultation with the Department of Planning Housing and Infrastructure (DPHI) was sent in advance of the audit (22 May 2025) to request feedback on the project as per the *Independent Audit Post Approval Requirements* (IAPAR 2020) Section 3.2.

The Department responded 27 May 2025 and confirmed they had no additional matters for inclusion within the scope of the audit that are not already captured by the Consent and the NSW Planning's *Independent Audit Post Approval Requirements*.

Refer to [Appendix F](#) for a copy of the consultation.

4.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

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

Table 6- Audit Criteria

In addition to the above descriptors, there was the option to raise Opportunities of Improvement (OFI) during this audit.

5. Document Review

- Building Certification for Crown Building Works Certificate No. 222413/04 dated 2 April 2025
- Staging Report – St George Hospital Stage 3 | SSD: 39170713-Mod-2, Version 03, 2 April 2025
- Email from GRC to Watpac, 24 March 2025
- Email from GRC to Watpac, 16 May 2025
- Email from Watpac to FRNSW 1 May 2025
- Email from Watpac to FRNSW, 22 May 2025
- Email from FRNSW to Watpac (Access Deed), 29 April 2025
- Email from Aishwarya Uday (Condition B9), 31 March 2025
- Email from Watpac to GRC, 28 April 2025
- Email from GRC to Watpac, 28 April 2025
- Aconex ref JOHNST-GCOR-007748, 19 March 2025
- Aconex ref BWTP-GCOR-024158, 4 April 2025
- Aconex ref MCG-RTRFI-000088, 7 April 2025
- Aconex ref BWTP-GCOR-024452, 14 April 2025
- Aconex ref BWTP-GCOR-025894, 3 June 2025
- 20250502_OSD Temporary Discharge Point
- Design Certificate for Structural Services prepared by Meinhardt NSW dated 24 March 2025
- Project Induction
- Hammertech Record Unique ID 881733, 4 June 2025
- Hammertech Record, MEET-15683, 5 March 2025
- Hammertech Record, MEET-16508, 13 March 2025
- Hammertech Record MEET-17828, 5 June 2025
- Hammertech Record, EWP New Edge SE130246, 28 February 2025
- Hammertech Record, ISP-41798, 16 May 2025
- Hammertech Record, ISP-38696, 17 April 2025
- Portal Receipt SSD-39170713-PA-28
- Portal Receipt SSD-39170713-PA-34
- Portal Receipt SSD-39170713-PA-32
- Portal Receipt SSD-39170713-PA-31
- CC4 Notification of Commencement, Watpac, 3 April 2025
- Design Statement Electrical Services – external lighting on forecourt and external road, dated 14 March 2025 by New Edge Group Electrical Pty Ltd
- Mobile Crane Establishment & Link Bridge Installation KSB to ASB Rev 7, 20 May 2025
- Project Environmental Management Plan (EMP) St George Hospital Stage 3, Rev 07, 19 May 2025
- Construction Traffic Management Plan, Rev 5, 10 March 2023
- Construction Noise and Vibration Management Sub-Plan has been developed, Ref. 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023
- Construction Waste Management Sub-Plan, Bingo Industries
- DPHI letter ref SSD-39170713-PA-27, “St George Hospital Redevelopment Stage 3 – Agreement to independent auditors”, 31 October 2024
- DPHI letter ref: SSD-39170713-PA-30, “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)”, 4 March 2025



- DPHI letter ref SSD-39170713-PA-28, "St George Hospital Redevelopment Stage 3 - Independent Audit Report No 4", 20 January 2025
- HI letter dated 7 January 2025
- Georges River Council APP2023/0161 – 26 May to 28 May 2025 for temporary road lane and footpath closure permit on Kensington Street, 23 May 2025
- Watpac letter "Re Notification of Tower Crane Dismantle" – road closure 29 March 2025 – road reopens 31 March 2025", 22 March 2025
- Watpac letter "Notification of activity – KSB Site Hoarding & Sheds Removal Address: St George Hospital Stage 3 – Kensington Street, Belgrave Street, Kogarah, NSW 2217 Proponent: NSW Health Infrastructure", May 2025
- N225 – Letterbox Drop to Neighbours, 24 May 2025
- Disruption Notice DWN-097, February 2025
- AHCNVMP for Skybridge Installation, Document No. 20230367.18/0602A/R1/WY, Rev 1, 6 February 2025
- Watpac Toolbox Talk, 23 May 2025
- Watpac Toolbox Talk, 24 May 2025
- Work Zone Permit Remittance advice GEO065, 14 March 2025
- Noise monitoring reports from December 2024 to May 2025
- Calibration Certificate presented for new monitor, CABAC Model No. T325, Serial No. 23030065, 29 May 2024 – next due 29 May 2026
- SGH3_Calibration Register – last updated 14 April 2025
- 250604 – Site Water Management Plan
- Bingo Waste Report May 2025
- ROL Licence No. 2457238 for road closure for link bridge install, 16-25 May 2025
- ROL Licence No. 2420116 for crane removal, 5-14 April 2025

6. Audit Findings

6.1 Assessment of Compliance

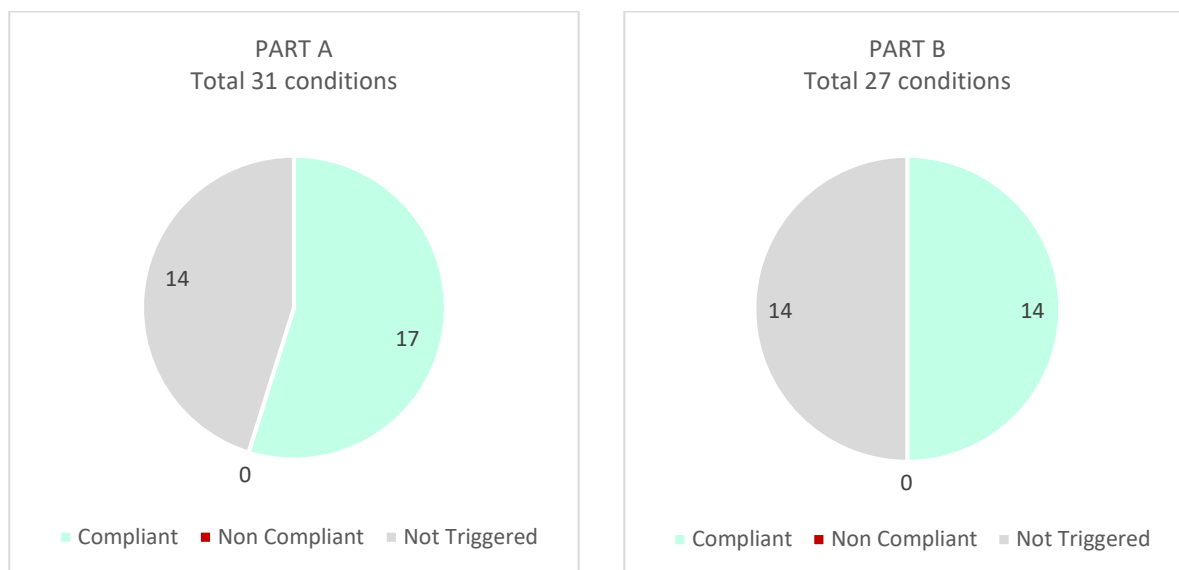
This audit was completed to assess the implementation of the Project Environmental Management Plan and sub-plans, as well as environmental controls established by Watpac for the Project, against Development Consent SSD-39170713, Schedule 2 (117 conditions).

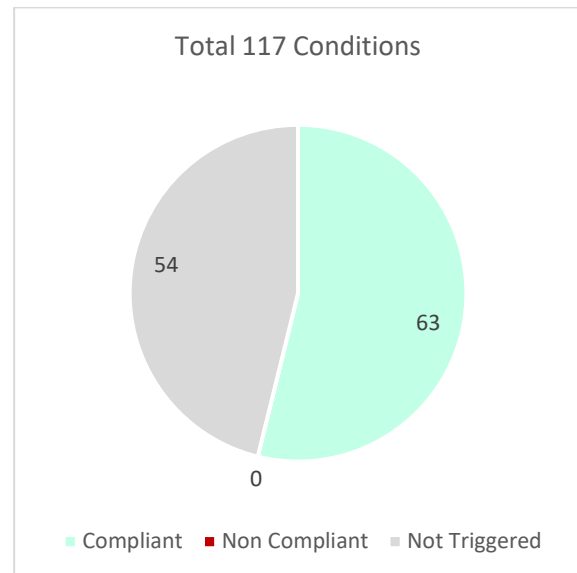
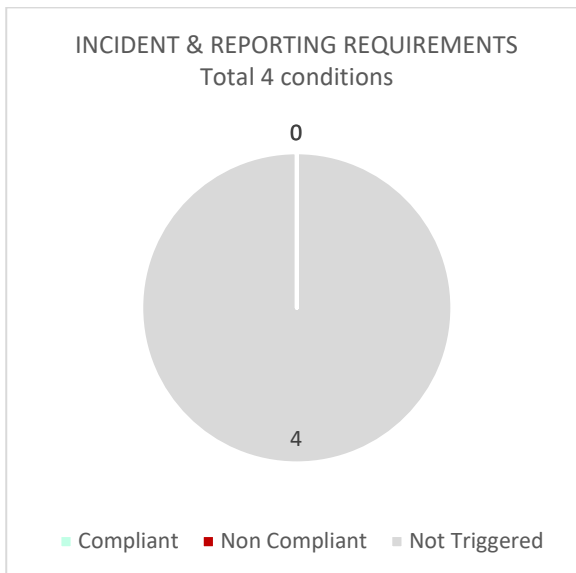
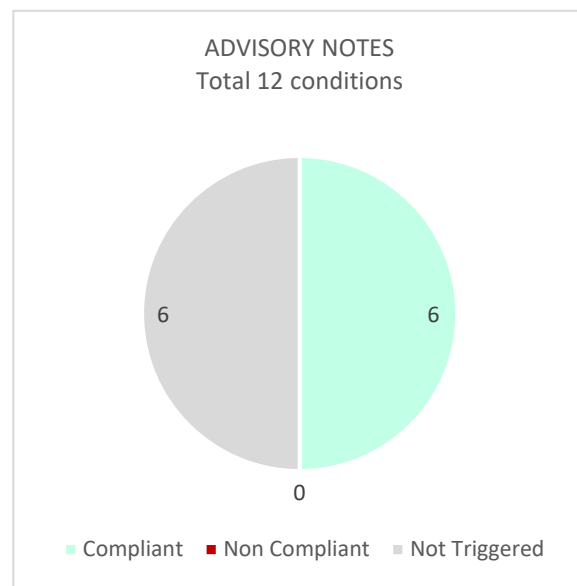
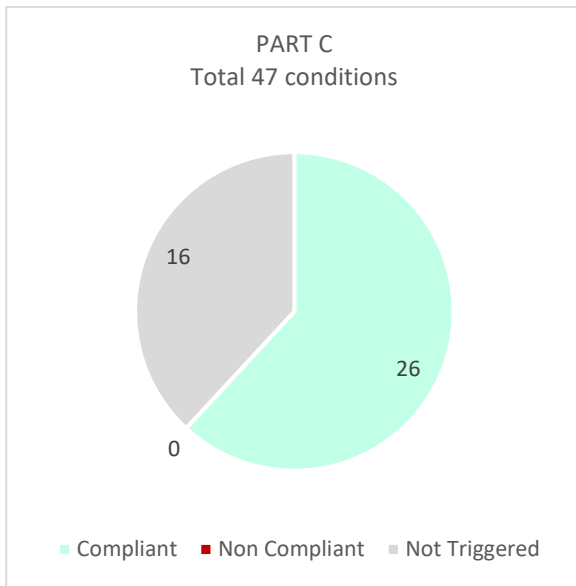
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	63
Non-Compliant	0
Not Triggered	54
Total	117

Table 7- Summary of Findings

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





6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

Watpac and Johnstaff confirmed that no notices or formal advisory letters were issued by the Department during the audit period. No reportable incidents have occurred on the Project to date.

6.2.2 Complaints

A Complaints Register is in place where complaints details are recorded, including resolution reached and is published on the project website. No complaints were received during the audit period.

6.2.3 Non-Compliances

No non-compliances were identified at the previous audit or during the scope of this audit.

6.3 Previous Audit Findings

Previous audit findings were reviewed during the audit and were verified to be adequately addressed and closed out as follows:

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement SGH-04_OFI-01	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.	The wording contained with the Department OOHW approval letter for point No. 5: <i>"Providing affected residents the contact details including phone number of the Site Manager so that potential safety and/or environmental concerns, if any, can be lodged, investigated, and responded to promptly"</i> did not appear to be actioned. Although the Site Manager details are available on the Site Notice, the letter distributed to the affected residents did not include the Site Manager details. It is recommended to review any instructions from the Department to ensure all requests are addressed and met.	Out of Hours Work (OOHW) for May & June 2025 occurred during the audit period. BESIX Watpac letter from May 2025 sighted: "Notification of activity – KSB Site Hoarding & Sheds Removal Address: St George Hospital Stage 3 – Kensington Street, Belgrave Street, Kogarah, NSW 2217 Proponent: NSW Health Infrastructure" and noted to have included Site Manager Details, demonstrating implementation of written directions from the Department. This finding is now considered addressed and closed. CLOSED
Opportunity for Improvement SGH-04_OFI-02	C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Completion of the Hammertech environmental inspection forms was inconsistent at times, with varied responses to the same questions (i.e. Yes, No and N/A). It is recommended to action training or a toolbox on consistent completion of the inspection checklists.	Toolbox dated 18 December 2024 actioned to communicate consistency with completing inspection checklists as presented as evidence — Environmental Inspection Completion / Consistency – for sections Flora and Fauna select N/A for consistency Signed by 5 x attendees. Based upon the review of Condition C9 (Implementation of Management Plans), this finding is now considered addressed and closed. CLOSED

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement SGH-04_OFI-03	C21: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	A register has been developed to monitor test results of water prior to discharging as per approved criteria for pH and NTU, however it did not include any checks for oil or grease being visible. It is recommended to include a line item to verify the presence of any oil or grease within the water testing results register to align to the Site Dewatering Procedure.	The Water Testing Results Register was sighted and noted to have been updated to include line item for Any visible presence of oil or grease? (Yes/No) Further review during Condition C21 showed that the line item had been added; however, the response to the question was not clearly demonstrated. For ease of traceability, this finding is now considered addressed and closed (refer to SGH-05_OFI-02 for recommendations raised during this audit). CLOSED

Table 8- Summary of Previous Audit Findings

6.4 Audit Site Inspection

A site inspection was conducted of the construction areas with representatives of Watpac, Johnstaff and APP to review the effectiveness of environmental mitigation measures implemented on the site. The main works are based on Kensington Street which was included as part of the inspection:

- ▶ Signage in place at Kensington Street in accordance with Condition C1.
- ▶ Some hoarding was removed during the audit period; however, remains at the gate access areas to restrict site access and manage truck movements.
- ▶ Approved Works Zone noted to be in use at Kensington Street with traffic control measures in place.
- ▶ Bingo waste bins available onsite and observed to be within capacity.
- ▶ No mud tracking or dust observed.
- ▶ Kensington Street footpath noted to be clean and clear.
- ▶ Spill kits stocked and available.
- ▶ Nurse calls, fire extinguishers, and evacuation maps displayed onsite.
- ▶ Coir logs in use at low point areas.

Observations raised during the site inspection are as follows:

Ref	Observation	Close out
OBS-01	Update to controls required at drainage pits at Kensington Street and near link bridge area.	During the audit, control measures were reinstated with a close out photo provided from each area.
OBS-02	Portion of fencing was observed to be leaning against the Heritage Wall.	This was immediately removed.

Table 9- Site Observations

Photos of the site inspection are included in [Appendix G](#).

6.5 Suitability of Plans and the Environmental Management System

Watpac continues to maintain an Environmental Management System as developed in accordance with the Standard AS/NZS ISO 14001: 2015 – Environmental Management Systems. As part of this framework a Project Environmental Management Plan (PEMP) has been prepared for the project which includes Standard Environmental Protocols (SEPs) for identified environmental risks including (but not limited to) air quality, noise and vibration, water quality, erosion and sedimentation controls, spill response, traffic, heritage, waste, and contamination. During the audit period, evidence of regularly reviews of the PEMP was actioned, with no changes required which are recorded within the PEMP's document control table.

Sub-plans as developed with the assistance of industry experts, and in accordance with the consent conditions, continue to be in place. These include the Construction Traffic and Pedestrian Management Sub-Plan developed by Commercial TC Pty Ltd, the Construction Noise and Vibration Management Sub-Plan developed by Acoustic Logic, and the Construction Waste Management Sub-Plan developed by Bingo Industries. No updates to the sub-plans were required during the audit period. It is noted that some changes will occur for the next phase of works under Crown Certificate CC5.

Implementation of the Environmental Management Plan and sub-plans was verified during the review of records and as demonstrated during the site inspection. The BESIX Watpac Project Environmental Management Plan and sub-plans were deemed to be suitable for the current stage of the works with only improvement opportunities identified.

6.6 Actual vs Predicated Impacts

An assessment of actual impacts was undertaken via a review of documentation prior to and during the audit, and via observations made during the site inspection. Predicted impacts are described in the Environmental Impact Statement for the project, prepared by Ethos Urban, dated 9 September 2022 (EIS). Section 6 of the EIS contains a summary of the Assessment of Impacts (as requested in the SEARs) and includes categories for Built Form and Urban Design; Connecting with Country; Environmental Amenity; Biodiversity; Tree Removal; Aboriginal Cultural Heritage; Heritage; Historical Archaeology; Access and Transport; Noise and Vibration; Wind; Airspace Impact; Crime Prevention Through Environmental Design; Ecological Sustainable Development; Waste Management; Geotechnical; Contamination; Hazards and Risks; Water Cycle Management; BCA Compliance and Social Impact Assessment.

When comparing actual vs predicted impacts the following factors have been considered:

- ▶ the occurrence of environmental incidents
- ▶ compliance history against the conditions of consent and adherence to the approved management plan requirements
- ▶ results of environmental monitoring data (noise, vibration, air quality etc.) compared to predicted levels
- ▶ number of and frequency of internal actions raised during site inspections
- ▶ the nature and frequency of complaints
- ▶ regulatory notices
- ▶ consistency of designs with the EIS; and
- ▶ any planning approval modifications.

The Project is noted to have continued to demonstrate a strong level of environmental performance during the audit period, with nil incidents, non-compliances, and environmental monitoring results within predicted levels. The Project continues to effectively implement the environmental management plans to mitigate impacts. In

general, the Auditor considers that the Project's actual environmental impacts are consistent with the EIS predictions, with the following items to note as relevant during the audit period.

► **Built Form, Urban Design and Visual Impact**

- The Project continues to be developed in accordance with stamped approved designs. No significant design changes have occurred resulting in change to visual impact.
- Some construction hoarding remains at the site boundary to minimise visual impacts. This appeared to be in good condition with no graffiti or third-party advertising.

► **Noise and Vibration**

- No demolition works occurred during the audit period and will be upcoming under CC5 (Prince William Wing)
- Attended noise monitoring is continuing weekly, with results made available on the project website. No exceedances have occurred. Vibration monitoring will be upcoming during demolition.
- Out of hours work occurred during the audit period for the installation of the link bridge, removal of the crane, and removal of hoarding. A detailed review of the Condition C6-C7 requirements was undertaken and found to be compliant.
- Remaining construction works are undertaken during standard construction hours with no complaints received during the audit period.

► **Traffic, Transport, and Parking**

- The Construction Traffic and Pedestrian Management Sub-plan continues to be in place. The plan considers working hours, vehicle movements, worker parking, impacts to public transport, pedestrians and cyclists, and property access.
- In order to minimise inevitable traffic impacts, construction vehicles are to be contained within the worksite or in an approved works zone. Traffic controllers were present on Kensington Street managing vehicle movements under the approved Works Zone as sighted during the audit.
- No onsite parking is allowed for construction contractors who are encouraged to use the public transport alternatives that are available in close proximity to the site.
- No traffic complaints or non-compliances have been received.

► **Heritage**

- An unexpected finds procedure has been developed for the project. No heritage impacts or unexpected heritage finds have occurred to date.
- The heritage listed brick wall of the adjacent fire station was observed to have fencing leaning against it. This was rectified immediately during the audit.

► **Waste Management**

- Waste management is managed via the Construction Waste Management Plan with dedicated skip bins provided. The waste mitigation measures included in Appendix 3 of the EIS appeared to be generally implemented.

► **Other items**

- No contamination identified during the audit period.

- Stormwater was largely contained within the site, with the operational stormwater management system comprising of an on-site detention tank (OSD). Pollutant removal rates are designed to meet Figure 28 of the EIS. Water discharge criteria results were reviewed and noted to be within parameters.

Based on the outcome of the audit and controls observed during the site inspection, no significant changes or additional impacts were noted for the design and construction works as compared to the predicted impacts stated in the Environmental Impact Assessment. It is of the auditor's opinion that the mitigation measures included in Appendix C of the EIS were generally being appropriately implemented during the audit period.

6.7 Key Strengths

Mitigation controls for environmental management of the site were generally observed for the project, in compliance with the consent conditions SSD-39170713, with the following key strengths noted:

- ▶ The Hammertech system continues to be utilised to a high standard and records inspections, tasks for action, plant and equipment records, daily site diaries, and toolbox trainings.
- ▶ Strong collaboration between the Watpac and Johnstaff teams demonstrated with responsibility of conditions requirements clearly assigned to meet compliance.
- ▶ Traffic control measures appeared well implemented on Kensington Street.
- ▶ Regular risk reviews being undertaken.
- ▶ Proactive measures undertaken to address actions onsite.

6.8 Audit Findings and Recommendations

Throughout the audit process Watpac has demonstrated compliance with the conditions of Development Consent SSD-39170713 and shown implementation of their Project Environmental Management Plan and sub-plans in accordance with the project requirements with no non-compliances identified during the audit period.

Two (2) opportunities for improvement were raised during this audit, as follows:

Finding No.	Condition of Consent	Audit Finding Details
Opportunity for Improvement SGH-05_OFI-01	C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Upon review of the implementation of the Construction Traffic Management Plan, it was identified that the letterbox drops are occurring 7-days prior to out of hours works commencing, which aligns to the notification requirements under Condition C7. However, the Community & Motorists Consultation/Notification Section within the Construction Traffic Management Plan (CTMP) states that the letterbox drop timeframe is: <i>two weeks prior to works commencing and on the day before works commences</i>. It is therefore recommended that the CTMP be updated to align to the actual letterbox drop timing (and to align the requirements of SSD Condition C7). An update is also required to the Contact List for the nominated BESIX Watpac site contact and out of working hours contacts.

Finding No.	Condition of Consent	Audit Finding Details
Opportunity for Improvement SGH-05_OFI-02	C21: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	The Site Water Pumping Record was updated in response to the previous audit recommendation, and now includes a line item to check for any visible oil or grease, with a response to completed as: Yes/No. However, the response to this requirement was unclear. It is recommended that the register be completed for any visible oil or grease with either Yes or No instead of a block colour to align to the requirements and to record accurate data for traceability purposes.

Table 2- Findings

Appendix A – Audit Agenda



Audit Agenda – St George Hospital Redevelopment (Stage 3)

Project	Independent Environmental Audit – St George Hospital Redevelopment (Stage 3)	
Proponent	Health Infrastructure	
Project Manager	Johnstaff	
Contractor	BESIX Watpac	
Location	St George Hospital – Contractor Site Office	
Date and Time	Thursday, 5 June 2025	10:00 AM – 3:00 PM
Auditing Team	Barbara Pater	
Site contact	Hanna Yazdi – Project Manager (Johnstaff) 0424 401 655	
Audit criteria	Conditions of Consent SSD-39170713 and in accordance with the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)	
Audit scope	Within 6-months of previous construction audit	

Agenda

Item	Time
Opening Meeting Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required.	10:00 AM – 10:15 AM
Site Walk Undertake site induction. Sight current site activities and provide a focus on the review of environmental aspects, impacts, controls, and relevant records.	10:15 AM – 10:45 AM
Site Inspection Debrief / coffee break	10:45 AM – 11:00 AM
Review of Previous Audit Findings	11:00 AM – 11:15 AM
Review of Consent Conditions SSD-39170713 Schedule 2:	

Item	Time
▶ PART A: Administrative Conditions, as applicable	11:15 AM – 11:45 AM
▶ PART B: Prior to Commencement of Construction, as applicable	11:45 AM – 12:15 PM
Lunch break	12:15 PM – 1:00 PM
▶ PART C: During Construction	1:00 PM – 2:15 PM
▶ Advisory Notes	2:15 PM – 2:30 PM
Auditor consolidation (auditors only) / Afternoon tea break	2:30 PM – 2:45 PM
Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below.	2:45 PM – 3:00 PM

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission ▶ 15 days following conduct of independent audit	APP
Response to draft report ▶ 7 days following receipt of draft audit report from APP	HI/Johnstaff
Final report submission ▶ Finalised within 7 days following receipt of comments from HI/Johnstaff ▶ Submitted to HI/Johnstaff	APP
Response to findings and submission of final audit report ▶ Final audit report and response submitted to the Department of Planning, Housing and Infrastructure (DPHI) in accordance with Conditions C40 & C41.	HI/Johnstaff

Audit Deliverables	Responsibility
Non-Compliances (if applicable) ▶ HI/Johnstaff is to follow the process to notify DPHI regarding any non-compliances raised during the audit. Refer to Conditions A27 & A28 for details.	HI/Johnstaff

Limitations

- A. The audit will cover the construction requirements only and will therefore be limited to auditing the applicable conditions in accordance with Conditions of Consent SSD-39170713 Schedule 2, Part A, B, C and Appendices.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Request for Information
Records to be provided to the Auditor prior to the audit:
▶ Crown Certificate(s) issued during the audit period
▶ Current version of the Project Environmental Management Plan (PEMP) + associated sub-plans
▶ Current version of Staging Report
▶ Current erosion and sediment control plan(s) / environmental control map(s)
▶ Demolition Work Plan(s), if applicable to the audit period
▶ Records for any unexpected asbestos / contamination finds during the audit period if applicable (e.g., Clearance Certificates, air monitoring results, SafeWork NSW notification)
▶ Details of any complaints, incidents, non-compliances

Appendix B – Audit Attendance Sheet

Project	ST GEORGE HOSPITAL REDEVELOPMENT (STAGE 3)	Audit No.	# SGH-SS-05
Auditee	BESIX WATPAC	Lead Auditor	BARBARA PATER
Location	BESIX WATPAC SITE OFFICE		
Opening Meeting Date	5 JUNE 2025 @ 10AM		
Closing Meeting Date	5 JUNE 2025 @ 2:30PM		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
BARBARA PATER	APP	LEAD AUDITOR		
Ben O'Connell	BESIX WATPAC	sr Project Engineer		
MARCO NESKOSKI	BESIX WATPAC	DESIGN MANAGER		
Louise Irving	HI	Project Director		
Hanna Yazdi	JSP	Project Manager		
Daniel Cudilla	JSP	Project Engineer		
Katherine Banafancas	JSP	Project Engineer		
Wei Yu	Johnstaff	Proj. Manager		
Aunelie Bolle	BESIX WATPAC	Project Manager		
Ruby Thompson	" "	SENIOR WHSE ADVISOR		
Tyson Foley	" "	Site Manager		

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-39170713-PA-27

HEALTH INFRASTRUCTURE

Via the Major Projects Portal

Attention: Kathryn Saunders, Senior Advisor Town Planning (Post Approval and Compliance)

31/10/2024

Subject: St George Hospital Redevelopment Stage 3 – Agreement to independent auditors

Dear Ms Saunders,

I refer to your letter dated 23 October 2024, SSD-39170713-PA-27, requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits of the St George Hospital Redevelopment Stage 3 (Project), under SSD-39170713 (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 C38 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following:

- Barbara Pater, The APP Group as lead auditor
- Grant Brown, The APP Group as alternate lead auditor

Please ensure this correspondence is appended to the independent audit report.

This agreement applies to Construction independent audits and the first Operational independent audit for the Project and will require the auditors to submit a declaration of independence with each independent audit report they are involved in. This agreement is also conditional on the above auditors maintaining certification as a lead or principal auditor with a relevant industry body.

This agreement supersedes any previous agreements to independent auditors under Condition C38 of the Consent.

The independent audits must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020).

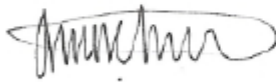
Department of Planning, Housing and Infrastructure



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

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

Yours sincerely



Thomas Minchin
ATeam Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

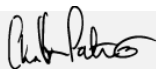
Independent Audit Declaration Form	
Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey Integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.
Project Address:	St George Hospital, Gray Street. Kogarah NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	20 June 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of the Auditor:	Barbara Pater
Signature:	
Qualification:	Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Declaration of Independence Form

Independent Audit Declaration Form	
Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey Integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.
Project Address:	St George Hospital, Gray Street. Kogarah NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	23 June 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of the Auditor:	Grant Brown
Signature:	
Qualification:	Alternate Lead Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.	PART A		ADMINISTRATIVE CONDITIONS			
1.1.	A	A1	Obligation to Minimise Harm to the Environment 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.	Based on the outcome of this audit, conditions on site, and no incidents to date, reasonable and feasible measures have been implemented to prevent and minimise material harm to the environment during the construction of the development.		Compliant
1.2.	A	A2	Terms of Consent 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 modification application (SSD- 39170713-Mod-1 document titled St George Hospital Stage 3 prepared by Ethos Urban dated 27 March 2023; e) generally in accordance with the section 4.55 modification application (SSD39170713-Mod-2) document titled St George Hospital Stage 2 Proposed Façade Amendments prepared by Ethos Urban dated 16 October 2023; and f) in accordance with the following approved plans/DWG: Architectural Plans prepared by Jacobs • SGHS3-AR-DG- 1701 – REV 4 – External Works Site Plan – Ground Level – 07/03/2023 • SGHS3-AR-DG- 1702 – REV 4 – External Works Site Plan – Level 1 – 07/03/2023 • SGHS3-AR-DG-12B1– REV 6 – Department Plan – Basement Level 1 – 07/03/2023 • SGHS3-AR-DG-12B2– REV 3 – Department Plan – Basement Level 2 – 07/03/2023 • SGHS3-AR-DG-120G– REV 8 – Department Plan – Ground – 31/07/2023 • SGHS3-AR-DG-1201– REV 9 – Department Plan – Level 1 – 15/09/2023	The independent environmental audit assessed the following: a) No non-compliances identified during the scope of the audit against the conditions of consent. b) Written directions have been received from DPHI include OOHW requirements, and making the OOHW documentation publicly available as actioned under Condition A3. c) Based on the outcome of the audit, mitigation measures were generally in accordance with the EIS and RtS requirements d) Mod-1 involved the deletion of basement level 3, extension of basement to be converted to 2 floors. e) Mod-2 was in relation to façade changes – reflected on the relevant drawings. The development is being constructed in accordance with conditions Mod-1 and Mod-2 and were as verified during the previous audit periods. No further modifications have been received. (f) Drawings are uploaded into Aconex with stamped plans available on the project website, including plans issued under Mod-1 and Mod-2. CC4 was received during the audit period:		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			- SGHS3-AR-DG-1202– REV 8 – Department Plan – Level 2 – 13/10/2023 - SGHS3-AR-DG-1203– REV 4 – Department Plan – Level 3 – 28/06/2022 - SGHS3-AR-DG-1204– REV 5 – Department Plan – Level 4 – 31/07/2023 - SGHS3-AR-DG-1205– REV 4 – Department Plan – Level 5 – 28/06/2022 - SGHS3-AR-DG-1206– REV 4 – Department Plan – Level 6 – 28/06/2022 - SGHS3-AR-DG-1207– REV 4 – Department Plan – Level 7 – 28/06/2022 - SGHS3-AR-DG-1208– REV 6 – Department Plan – Level 8 – 31/07/2023 - SGHS3-AR-DG-15R0– REV 4 – General Arrangement Plan – Level Roof – 28/06/2022 - SGHS3-AR-DG-1510– REV 6 – General Arrangement Plan – Level 1 – 13/03/2023 - SGHS3-AR-DG- 4006– REV 8 – Sections – Sheet 1 – 13/03/2023 - SGHS3-AR-DG- 4007– REV 8 – Sections – Sheet 2 – 13/03/2023 - SGHS3-AR-DG- 4008 – REV 7 – Sections – Sheet 3 – 13/03/2023 - SGHS3-AR-DG4021 – REV 5 – North Elevation – SSDA Comparison – 13/10/2023 - SGHS3-AR-DG4022 – REV 5 – South Elevation – SSDA Comparison – 13/10/2023 - SGHS3-AR-DG4023 – REV 5 East and Link South Elevations – SSDA Comparison – 13/10/2023 - SGHS3-AR-DG4024 – REV 5 West and Link North Elevations – SSDA Comparison – 13/10/2023 Landscape Plans prepared by Site Image 100 – REV F – Landscape Plan Ground Floor – 4/03/2023 101 – REV F – Landscape Plan Level 1 – 24/03/2023 104 – REV B – Landscape Plan Level 4 – 14/06/2022 105 – REV A – Landscape Plan Level 5 – 28/06/2022 106 – REV A – Landscape Plan Level 6 – 28/06/2022 501 – REV A – Plant Schedule – 22/06/2022	Building Certification for Crown Building Works Certificate No. 222413/04 dated 2 April 2025. Lists the following plans approved as prepared by Jacobs: - SGHS3-AR-DG-1510 [H] - SGHS3-AR-DG-1540 [F] - SGHS3-AR-DG-1550 [E] - SGHS3-AR-DG-1560 [D] - SGHS3-AR-DG-1570 [D] - SGHS3-AR-DG-1702 [A] - SGHS3-AR-DG-1706 [A] - SGHS3-AR-DG-1707 [A] - SGHS3-AR-DG-1708 [A] CC4 also includes: - Plans for Structural Services prepared by Meinhardt NSW e.g., SGHS3-ST-DG-40L4001 [C] - Plans for Civil Works prepared by Meinhardt NSW e.g., SGHS3-CI-DG-10GF001 [C] - Plans for Landscape Public Domain prepared by Site Image e.g., SGHS3-LA-DG-PD000 [A] - Plans for Public Domain Works prepared by Meinhardt NSW e.g., SGHS3-CI-DG-10PD101 [A] - Plans for Landscape Design Development prepared by Site Image e.g., SGHS3-LA-DG-000 [A]		
1.3.	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	DPHI letter ref: SSD-39170713-PA-30 dated 4 March 2025 “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request,		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			(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.	Condition C6(e)" notes to make the OOHW request with supporting documentation available on the project website – verified as displayed on the project website. Further requirements noted within letter – refer to Condition C6. No other written directions received.		
1.4.	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(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.	Watpac and Johnstaff confirmed that there have been no inconsistencies, ambiguity, or conflict identified.		Not Triggered
1.5.	A	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	The consent has not lapsed; construction commenced on the 2 May 2023.		Not Triggered
1.6.	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Prescribed conditions as per BCA Construction Certificates. Crown Certificate 1 (CC1) – Cert. No. 222413/01, dated 28/04/2023 Crown Certificate 2 (CC2) – Cert. No. 222413/02 <i>Inground Services and Structure, excl Structural Steel</i>, dated 03/08/2023 Crown Certificate 3 (CC3) – Cert. No. 222413/03 balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping, dated 20/05/2024. Crown Certificate 4 (CC4) – Cert. No. 222413/04 for Public Domain and Stormwater Drainage/OSD		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				works, Civil services and Landscaping, dated 02/04/2025.		
1.7.	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Watpac and Johnstaff confirmed that no disputes have occurred to date.		Not Triggered
1.8.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: - consult with the relevant party prior to submitting the subject document for information or approval; and - provide details of the consultation undertaken including: - the outcome of that consultation, matters resolved and unresolved; and - details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation unchanged as previously reviewed in relation to conditions: B5: Pre-construction Dilapidation Report B13: Existing Helipad / Helicopter Operations B16: Construction Traffic & Pedestrian Management sub-plan B17: Construction Noise & Vibration Management sub-plan - Consultation for conditions C27 Unexpected Finds – Aboriginal Heritage, C28 Unexpected Finds – Historic Heritage and AN11 Handling of Asbestos, has not been required as these conditions have not triggered during the audit period. B25: Public Domain Works: ongoing consultation with Georges River Council (GRC) which commenced ~15months ago including discharging into Council stormwater system. Underground services on Belgrave St. were required – sighted GRC email dated 24 March 2025 for the acknowledgement of approval in accordance with CC4 (gridlines). Separate s138 will be upcoming for CC5 requiring new poles along Belgrave St for underground services – approval from Ausgrid will also be required. Consultation also actioned for		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				upcoming installation of OSD (onsite detention tank), but it cannot connect until CC5. The OSD will have its own filtration system prior to discharge. A temporary connection will be required – held within the OSD (larger tank). GRC email 16 May 2025 presented which confirmed no objection to proposed dewatering including temporary connections from OSD to existing stormwater pit on Kensington St. Attachment included “20250502_OSD Temporary Discharge Point”. In addition to the above, Fire Rescue NSW (FRNSW) was consulted for the link bridge installation as a mobile crane was required within FRNSW boundary. Works occurred over a weekend shutdown (Fri to Sat evening). Email from Watpac to FRNSW 1 May 2025 describing works, providing accommodating, parking, etc. as presented. Verbal conversation documented by email 22 May 2025 between Watpac and FRNSW. Approval of Access Deed dated 29 April 2025 from FRNSW to Watpac with signed document attached which confirmed access to FRNSW yard.		
1.9.	A	A9	Staging The project may be constructed and operated in stages generally in accordance with the staging plans SK001 and SK002, undated, prepared by Jacobs. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction and one month before the commencement of operation of the first of the proposed stages of operation.	Staging Report – St George Hospital Stage 3 SSD: 39170713-Mod-2, Version 03, 2 April 2025, was updated during the audit period for CC4 and CC5. As previously evidenced: Aconex correspondence BWTP-GCOR-000224 from McKenzie Group to B. Watpac dated 21 March 2023 with comments and approval of staging report. CC1 – Demolition, ACB Perimeter retention, Excavation – Completed. CC2 – In-ground services and structure – currently in progress. Certificate No. 222413/02 by McKenzie Group dated 03/08/2023. Completed.		Compliant

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				CC3 – balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping – commencing soon. Certificate No. 222413/03 by McKenzie Group dated 20/05/2024. Completed. CC4 – Public Domain and Stormwater Drainage/OSD works including all landscaping and associated civil works along Kensington St; civil services, drainage, landscape, and pavement works, landscaping and associated fit-out of terraces. Certificate No. 222413/04 by McKenzie Group dated 02/04/2025 for current stage of works.		
1.10.	A	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) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	The Staging Report includes: a) Section 6 – Staging. Construction of the development to be delivered in two stages comprising of five Crown Certificates and two Occupational Certificates as follows: 1. Crown Certificate 1 – Demolition, ACB Perimeter Retention, Excavation 2. Crown Certificate 2 – In-ground Services & Structure 3. Crown Certificate 3 – Services, Fit out, & Façade 4. Crown Certificate 4 – Terrace & landscaping works, Kensington St Public Domain between Grid 1 to 15, OSD1 & temporary stormwater drainage, external Civil works including services, drainage and new pavements. 5. Crown Certificate 5 – Prince William Wing demolition, ground floor main forecourt civil and landscaping works, remaining Kensington St public domain works (beyond Gridline 15), Belgrave Street public domain		Compliant

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				including associated civil, stormwater and drainage works 6. Occupational Certificate 1 – Handover of the ACB Building for operation 7. Occupational Certificate 2 – Handover of the Forecourt for operation b) Table 2 – Project components c) Section 7, Section 8 + Appendix A d) Section 9 Independent Environmental Auditing e) Section 10 Cumulative Impact		
1.11.	A	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	Updated Staging Report submitted to the Certifier via Aconex ref BWTP-GCOR-025894, Ref No. BWTP-GCOR-024116 on 3 June 2025 as sighted. Email from DPHI dated 16 April 2025 noting that Certifier approver is required only, requested to withdraw submission to Planning for approval for any updates to Staging Report. Approved by Certifier Aconex ref MCG-RTRFI-000088, 7 April 2025 – noted that staging is suitable in response to Aconex ref BWTP-GCOR-024149.		Compliant
1.12.	A	A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Compliance achieved, based upon the review of the applicable conditions for current CC4 works and completion of works to date.		Compliant
1.13.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as	a) The Staging Report is the only staged document which has been updated and submitted to the Certifier as approved above. There is no staging of management plans for the project. All management plans cover both Stages of the project.		Compliant

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			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).	b) There has been no combining of any strategies, plans or programs. Watpac confirmed this was not applicable to the SSD. c) The Project EMP was updated as Rev 07, 19 May 2025 – however no changes were actioned, and it was recorded as part of the regular review process only. Watpac confirmed that currently there were no changes required to the PEMP for splitting the staging of works from CC4 to CC5 as nothing has affected the sequencing on works described within the plan. Noted that the Staging Report was updated to reflect this approach.		
1.14.	A	A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Watpac and Johnstaff confirmed that have been no submissions required to the Planning Secretary in accordance with Condition A13.		Not Triggered
1.15.	A	A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Watpac and Johnstaff confirmed that have been no submissions to the Planning Secretary required under this condition. Consultation has been actioned with the Georges River Council as detailed under Condition A3.		Not Triggered
1.16.	A	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	All revised management plans have superseded the previous versions as verified through compliance with consent conditions. The PEMP is currently Rev 07 dated 19 May 2025 + Staging Report was updated to Version 3, 2 April 2025. No other plans required updates during the audit period. Drawings are included as part of CCs.		Compliant

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1.17.	A	A17	Structural Adequacy 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>Notes:</i> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i>	Meinhardt are the Structural Engineers for all Crown Certificates. Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – Site Retention/Shoring, dated 26 April 2023 for Mod-1, Crown Certificate CC1. Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – Crown Certificate CC2, dated 31 July 2023. CC3 - Structural steel on rooftop and bridge and blockwork in basement. Structural Design Certificate by Meinhardt – Crown Certificate CC3, 3 April 2024. This certificate also covers the blockworks. CC4 - Item 3: Design Certificate for Structural Services prepared by Meinhardt NSW dated 24 March 2025 – for Landscaping to Terraces (L4 to L7). Certificate sighted and noted to include relevant standards as listed.		Compliant
1.18.	A	A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Statements as reviewed during the previous audit under CC3: External Walls System Disclosure Statement by eureka façade engineering, dated 28 March 2024. External Wall System Disclosure Statement by Dukon group (installer), dated 28 March 2024. External Walls System Disclosure Statement by JACOBS (architect), dated 28 March 2024. There have been no changes to external materials since the previous audit. Façade installation is ongoing and nearing completion.		Compliant

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1.19.	A	A19	External Materials 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 to be provided to the Planning Secretary within seven days after the Certifier accepts it.	Watpac and Johnstaff confirmed that no changes to the external materials have been triggered during this audit period.		Not Triggered
1.20.	A	A20	Applicability of Guidelines 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.	Based upon compliance achieved, the development appears to be constructed in accordance with the current guidelines to the date of the consent. No legislation changes noted during audit period.		Compliant
1.21.	A	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.	Watpac and Johnstaff confirmed that no directions from DPHI regarding monitoring or management obligations have been issued during this audit period.		Not Triggered
1.22.	A	A22	Monitoring and Environmental Audits 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,</i>	Attended noise monitoring continuing weekly by BESIX Watpac. Reports are available on the project website: noise monitoring reports during the audit period from December 2024 to May 2025. No exceedances recorded during the audit period. Vibration monitoring to recommence in Stage 2 during demolition under CC5 (not yet commenced).		Compliant

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			<i>“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 is the fifth independent environmental audit on the project as conducted in accordance with the IAPAR 2020 guidelines.		
1.23.	A	A23	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: 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 approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any 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.	Website URL: https://www.hinfra.health.nsw.gov.au/projects/project-search/st-george-hospital-redevelopment-%E2%80%93-stage-3 a) The required documents are publicly available on the website. (i) Architectural and Landscape plans are available; (ii) Current statutory approvals of development are available; (iii) Approved strategies, plans and programs are available and confirmed as current; (iv) Compliance reports are not required during construction; monitoring reports are published showing performance for noise, vibration, dust; (v) Reports are uploaded for noise, vibration and dust monitoring; Noise monitoring up to May 2025. (vi) For project status there is a link to the South Eastern Sydney LHD website; (vii) Contact details are displayed as SESLHD-StGeorgeHospital-Stage3@health.nsw.gov.au; (viii) Complaints Register in place, 4 complaints recorded to date, 0 complaints within audit period;		Compliant

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				(ix) Independent environmental audit report 1, 2, 3 and 4 in place, including response to findings; (x) OOHW notification letter and DPHI approval uploaded as per DPHI request. b) Operational phase not yet applicable.		
1.24.	A	A24	Compliance 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.	Project induction continues to be in place: environmental slides presented includes policy and mgmt. plans including PEMP location in Aconex. Induction goes through the SSD requirements. Hazardous chemicals, environmental aspects and impacts, incidents, working hours, sustainability. No changes to the induction since the last audit. Personnel entered into Hammertech system once inducted. Approved personnel are given an access log. Recent inductee – 4 June 2025 – New Edge Electrical Services – Unique Code 881733 – “approved” status. Under Site Diary but also available under personnel + approved inductions. Daily Site Diary includes inducted workers, plant, visitors for the day, MEET-17828 for Bowers Start Up meeting 5 June 2025. SSD conditions are issued to sub-contractors. Transmittal BWTP-GCOR-024452 dated 14 April 2025 as issued as presented for O Landscapes. All the steps listed and contact details. Several attachments issued including the SSD conditions. Includes link to live documents as sighted.		Compliant
1.25.	A	A25	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including	No incidents have occurred on the project during this audit period.		Not Triggered

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			the development application number and the name of the development if it has one), and set out the location and nature of the incident.			
1.26.	A	A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents have occurred on the project during this audit period.		Not Triggered
1.27.	A	A27	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	No self-reported non-compliances during audit period. No non-compliances raised at the previous audit.		Not Triggered
1.28.	A	A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No self-reported non-compliances during audit period.		Not Triggered
1.29.	A	A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Non-compliances identified during the previous audit were not notified as an incident. No incidents recorded to date.		Not Triggered
1.30.	A	A30	Revision of Strategies, Plans and Programs Within three months of: a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; 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) No incidents to date b) No findings impacting the plans as a result of the previous IEA c) No modifications during the audit period d) No directions from DPHI. The above therefore did not trigger a review of the plans. The Project EMP is regularly reviewed as evidenced under Record of Toolbox Meeting, S03-01 -01 e.g.: 19 May 2024 19 August 2024		Not Triggered

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				19 November 2024 19 May 2025 However, no changes have been triggered.		
1.31.	A	A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier 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>	No modifications during the audit period. PEMP was reviewed as above with no changes required.		Not Triggered
2.	PART B		PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1.	B	B1	Notification of Commencement 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.	As previously evidenced: Notification submitted from BESIX Watpac to Johnstaff then to the Department as per portal receipt SSD-39170713-PA-3. Submission included attachment letter dated 20/04/2023 confirming commencement of construction as 27 April 2023. Actual commencement date occurred 2 May 2023.		Compliant
2.2.	B	B2	If the construction or operation 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.	Notification of commencement for CC4 actioned and submitted to DPHI, dated 4 April 2025. Sighted portal receipt SSD-39170713-PA-32. Notification from Watpac 3 April 2025 – commencement notified as 7		Compliant

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				April 2025. Submitted to the Certifier via Aconex ref BWTP-GCOR-024158 on 4 April 2025.		
2.3.	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	CC4 includes the following: Item 3: Design Certificate for Structural Services prepared by Meinhardt NSW dated 24 March 2025 Item 8: Plans for Structural Services prepared by Meinhardt NSW as numbered: • SGHS3-ST-DG-40L4001 [C] • SGHS3-STDG-40L4002 [H] • SGHS3-ST-DG-40L4003 [F] • SGHS3-ST-DG-40L5001 [B] • SGHS3-ST-DG-40L5002 [F] • SGHS3-ST-DG-40L5003 [F] • SGHS3-ST-DG-40L6001 [B] • SGHS3-ST-DG-40L6002 [H] • SGHS3-ST-DG-40L6003 [E] • SGHS3-ST-DG-40L7001 [B] • SGHS3-ST-DG-40L7002 [C] • SGHS3-ST-DG-40L7003 [C] CC4 dated 2 April 2025, confirmed as prior to commencement of construction (notified as 7 April 2025).		Compliant
2.4.	B	B4	External Walls and Cladding 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. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	As previously evidenced and applicable to CC3. No changes to the external materials have been triggered during this audit period with façade installation nearing completion. Timing of this condition is no longer triggered.		Not Triggered

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2.5.	B	B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure 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 within 48 hours when requested.	As previously evidenced: a) Correspondence with Ausgrid from 28 March 2023 to 18 April 2023. Feedback included Dilapidation Report request, substation access, no suspension of cables, ground anchors, and dust control, etc. Telstra also consulted on 4 April 2023 with response 6 April 2023 regarding fibre cable under the hospital. Confirmed that tunnel did not run through the works 21 April 2023. No Dilapidation report required. b) Dilapidation Report developed by Meinhardt included next door fire station, adjoining properties also included 17 April 2023, Rev A. Area map with photos. c) Dilapidation Report provided to Ausgrid as per email dated 18 April 2023. 19 April 2023 email also presented between the Georges River Council providing Dilapidation Report. Also provided to Fire & Rescue NSW 19 April 2023. Dilapidation Report included as part of CC1, listed as Item 18, 19, and 20. d) The Department has not yet requested a copy of the Pre-Construction Dilapidation Report. No new evidence for the audit period. Timing of this condition is no longer triggered; however, it will become applicable for CC5 works due to demolition for the existing Hydro Therapy and Public Domain areas.		Not Triggered
2.6.	B	B6	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	As previously evidenced. Fire & Rescue NSW is the adjoining property – issued dilapidation report to Kogarah Fire Station on 19/04/2023 as per email;		Not Triggered

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				confirmed the same day. Timing of this condition is no longer triggered.		
2.7.	B	B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	As previously evidenced. Meinhardt undertook Dilapidation Report. Public Domain Dilapidation Survey prepared by BESIX Watpac dated 19 April 2023 and contained all areas that required a survey. Condition Report 130507 Rev A prepared by Meinhardt Australia dated 17 April 2023. Timing of this condition is no longer triggered.		Not Triggered
2.8.	B	B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.	Watpac and Johnstaff confirmed that no vibratory activities impacting Fire and Rescue NSW building (adjoining property) have occurred.		Not Triggered
2.9.	B	B9	Ecologically Sustainable Development 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 WSP, Revision 2, dated 22/08/22) have been incorporated into the design of the development.	CC4 notes Item 16: Email correspondence regarding DA Condition B9 prepared by Aishwarya Uday dated 31 March 2025 – correspondence sighted – confirmed that ESD incorporation into design and for Condition B10.		Compliant
2.10.	B	B10	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.	As per letter from RENYI “Re: CC3 ESD letter design statement”, dated 11 April 2024, noting the project complies with the SSD Conditions B9 and B10. Referenced in Crown Certificate CC3, Item 34 + CC4, Item 16 as noted above. Watpac confirmed project is currently at around 64 points.		Compliant

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2.11.	B	B11	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of 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.	Outdoor lighting no longer applicable to current CC4 works but approval obtained as per Design Statement Electrical Services – external lighting on forecourt and external road, dated 14 March 2025 by New Edge Group Electrical Pty Ltd. Relevant standards listed within statement. Certificate obtained; however this now applies to CC5 works. Evidence to be reviewed for CC5.		Not Triggered
2.12.	B	B12	Demolition Prior to the commencement of construction, 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 and Planning Secretary.	No demolition during the audit period. Demolition will be triggered under CC5 for the Prince William Wing.		Not Triggered
2.13.	B	B13	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of any construction, helipad / helicopter operations approved and constructed under SSD-7024 are 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 by the helipad located on the roof of the Acute Services Building. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders.	No changes during the audit period, with Watpac confirming that there have been no works affecting the helipad requiring a review or approval. During the link bridge installation, shutdown of helipad was required during lifting of the bridge – notified half an hour before to divert helicopters. Captured under Disruption Works Notice (DWDN) dated 24 May 2025 which included communication & activity procedure. 3-hr closure of helipad was required. Mobile Crane Establishment & Link Bridge Installation KSB to ASB Rev 7 dated 20 May 2025 as sighted. Watpac confirmed that no updates to the Avipro Report (as previously evidence) were required. No further impacts planned to the helipad.		Not Triggered

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2.14.	B	B14	Environmental Management Plan Requirements 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.	An Environmental Management Plan was developed for the project – Project Environmental Management Plan (EMP) St George Hospital Stage 3, Rev 02, 23/08/2023, which generally meets the requirements of the Environmental Management Plan Guideline for Infrastructure Projects (DPHI 2020) as reviewed during the initial audit. The Project EMP was recently updated to Rev 07, 19 May 2025; however, no changes occurred, with the revision table updated as part of the standard review process only.		Compliant
2.15.	B	B15	Construction Environmental Management Plan Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following: - Details of: - hours of work; 24-hour contact details of site manager; - Temporary site office arrangement; - management of dust and odour to protect the amenity of the neighbourhood; - stormwater control and discharge; - measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; - groundwater management plan including measures to prevent groundwater contamination; - external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; - an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; - an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; - Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	The Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 00, 19 April 2023 was issued prior to commencement of construction as previously evidenced. The Project EMP is now Rev 07, dated 19 May 2025 and confirmed to be uploaded to the project website. - The Project EMP details the following: - Monday – Friday 7am to 7pm and Saturdays 8am – 5pm; - Senior Site Manager, direct mobile included; - Located at a commercial property 1 Derby Street, Kogarah, NSW 2217; - As per Standard Environmental Protocol 7.3 "Air Quality (Including Dust) Management Plan" ; - Standard Environmental Protocol 7.6 "Water Quality Management Plan" ; - Standard Environmental Protocol 7.7 "Erosion and Sediment Control Management Plan"; - Standard Environmental Protocol 7.12 "Land Contamination Management Plan"; - Standard Environmental Protocol 7.18 "Artificial Lighting Management Plan";		Compliant

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			e) Construction Noise and Vibration Management Sub-Plan (see condition B17); f) Construction Waste Management Sub-Plan (see condition B18);	b) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.12 "Land Contamination Management Plan"; c) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.13 "Protection of Cultural, Heritage and Aboriginal Artefacts Management Plan". d) Appendix B Construction Traffic and Pedestrian Management Sub-Plan. e) Appendix C Construction Noise and Vibration Management Sub Plan. f) Appendix D Construction Waste Sub-Plan The initial Project EMP was included as part of Crown Certificate CC1, item 9 .		
2.16.	B	B16	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 TfNSW; 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).	A Construction Traffic Management Plan has been prepared (Rev 5, 10 March 2023) and did not undergo any changes during the audit period. a) The Construction Traffic Management Plan- St George Hospital-Stage 3 Rev 5 – Dated: 10/03/2023 was prepared by Commercial TC Pty Ltd. b) Presented email correspondence with Council dated 24/02/2023 Re: Construction Traffic Management Plan, with comments on the Plan. Then email trail of various interactions until 17/04/2023, with final comments taking it as approved. Interactions with TfNSW done through the Council; roads are managed locally by Council. c) The CTMP details: (i) "Proposed Strategy of Traffic Management" Section within CTMP. (ii) "Construction Vehicles Movement/Work Zones" as part of the CTMP. (iii) Sections titled "Vehicle Movement Plan" and "Heavy Vehicle Route to and from Site". (iv) Included as part of "Appendix C – Swept Path Analysis"		Compliant

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				(v) As per "Arrival and Departure Route to Site" within the CTMP.		
2.17.	B	B17	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), including in relation to sensitive receivers within existing hospital buildings; c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, including existing patient care buildings within the hospital campus; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B17(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.	A Construction Noise and Vibration Management Sub-Plan has been developed (Ref. 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023) and is unchanged since the previous audit. a) Construction Noise and Vibration Management Sub-Plan – St George Hospital Stage 3 Rev 0 – Dated: 21/04/2023 was prepared by Acoustic Logic. b) Included as part of Section 6.1.1 NSW EPA Interim Construction Noise Guideline. c) As per Section 9. "Recommendation", 10. "Control of construction noise and vibration – procedural steps" and 11. "Additional noise and vibration control methods". d) Section 9 Recommendation. Managed through letter box drops and community consultation. e) Section 12 "Community interaction and complaints handling" f) Section 12 "Community interaction and complaints handling" g) Section 12.3 "Reporting Requirements" No changes to the plan. Review to be undertaken for changes to accommodate CC5 demolition for the Prince William Wing.		Compliant
2.17.1.	B	B17A	Prior to the commencement of construction of Phase 2 works (being demolition of the Prince William Wing and construction of the forecourt), the Construction Noise and Vibration Sub- Plan must be revised to include strategies to ameliorate noise and vibration impacts to occupants of adjoining occupied hospital buildings, including buildings approved as part of this consent.	Demolition of the Prince William Wing will fall under CC5 and was not triggered at the time of the audit.		Not Triggered
2.18.	B	B18	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:	A Construction Waste Management Sub-Plan as prepared by Bingo Industries includes the following:		Compliant

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			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.	a) Section "Typical Composition of Bingo's Wastes inwards". b) As included in Section: Bingo's recycling centres with applicable EPLs. c) The contractor noted that no contamination was identified – this was verified as per JBS&G Detailed Site Investigation presented – dated 5 September 2022 60571/145438 (Rev 2), specifically Section 10.2 Recommendations: <i>"The current investigation did not identify conditions that require contamination remediation or management to reduce unacceptable risks. the land is considered suitable in its current state for the purposes of the development without the need for remediation."</i> No changes were made to the CWMS. The Project EMP also includes Standard Environmental Protocol 7.17 – Waste Management Plan.		
2.19.	B	B19	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.	The CTMP was prepared to address the following: a) Vehicle Movement Plan: minimise impact on the surrounding road network b) Vehicle Movement Plan: No right turn restrictions c) Heavy Vehicle Control: minimise impact of noise from truck transport (site hours are also included) d) Construction Vehicles Movement/Work Zones and Vehicle Movement Plan specifies truck driver routes. The CTMP also includes a specific "Drivers Code of Conduct" section. CTMP sent to sub-contractors via Aconex as part of sub-contractor onboarding process. No changes to the CTMP have occurred.		Compliant
2.20.	B	B20	Construction Parking	The CTMP which contains the strategy was included as part of Crown Certificate CC1, Item 8, prior to the commencement of construction.		Compliant

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			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 for each stage 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 A23. This condition cannot be staged.	The strategy is under the Construction Traffic Management Plan (CTMP), Rev 5, dated 10 March 2023, "Parking for Site Workers" Section. The CTMP is also published on the project website. Implemented as per BESIX Watpac Onsite Induction as follows: - No parking on site - There is no parking permitted on site or within 200m from the hospital campus. - There is no parking in the St George Hospital visitor car park permitted. - Any workers parking within the 200m exclusion zone will be refused entry to site.		
2.21.	B	B21	Soil and Water Prior to the commencement of construction, the Applicant must: - install erosion and sediment controls on the site to manage wet weather events; and - divert existing clean surface water around operational areas of the site.	Prior to commencement of construction as reviewed during the initial audit. Maintenance of erosion and sediment controls and water diversion are captured under Condition B22. Timing of this condition is no longer triggered.		Not Triggered
2.22.	B	B22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	A Water Quality Management Plan is included in the Project EMP, Standard Environmental Protocol 7.6, and Erosion and Sediment Control Management Plan SEP 7.7. Erosion controls observed during site walk included protection of pit drains and coir logs in place at low point areas of the site. A tank is installed to capture water onsite. Water is tested and discharged if it meets criteria – refer to Condition C21 for details.	Refer to Site Observation OBS-01 under Condition C21.	Compliant
2.23.	B	B23	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment:	As previously evidenced: Design Statement Acoustic by Acoustic Logic for B23, 19 March 2023. Document – Acoustic		Not Triggered

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			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 dated 25 August 2022 and prepared by JHA 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 noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by JHA and dated 25 August 2022.	addendum to tender specification – doc ref: 20230367.7/1441A/R1/WY. Letter from HVAC, dated 9 April 2024. Re: St George hospital – letter of intent – DA design requirements. Certification for B9, B10 and B23. Item B23 – acoustic expert will provide a detailed report of any mitigation measures require – refer to acoustic logic. Acoustic Logic conducted a review of the acoustic specification “Acoustic Addendum to Tender Specification”, dated 17 May 2024. No changes during audit period. Timing of this condition was not triggered during this audit period.		
2.24.	B	B24	Operational Access, Car Parking and Service Vehicle Arrangements 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 154 on-site 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; 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.	As previously evidenced: Letter from PTC dated 17/03/2023 Re: “Modification to SSD 29170713 SGHS3 Basement Car Park Traffic and Parking Assessment”. Submitted as part of Crown Certificate CC2. The assessment confirmed that the proposed design of the car park will meet the requirements. Physical works ongoing. Basement 2 currently utilised as site accommodation; Basement 1 for storage of materials. Still aiming for 154 spaces. Prior to commencement of operational parking and access facilities construction as actioned. Timing of this condition is no longer triggered.		Not Triggered
2.25.	B	B25	Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian	Pavement and public domain works as per Crown Certificate CC4. Refer to Georges River Council correspondence under A8. Submission to Certifier as per Item 6 of CC4: “Email Correspondence regarding		Compliant

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			management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Acknowledgement of Councils Approval prepared by Georges River Council dated 24 March 2025". Actioned prior to commencement of CC4 works (notified to commence 7 April 2025).		
2.26.	B	B26	Wind Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the mitigation measures recommended within the Pedestrian Wind Environment Statement prepared by Windtech, dated 29 July 2022 have been incorporated into the development.	As previously evidenced: Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 (ref IA 256500) included Wind Report. Wind considerations were addressed in Mod-2 design drawings. Timing of the condition is no longer triggered.		Not Triggered
2.27.	B	B27	Crime Prevention Through Environmental Design Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 21 July 2022 have been incorporated into the development.	As previously evidenced: Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 ref IA 256500 Crime Prevention through Environmental Design included. Crime Prevention considerations were addressed in Mod-2 design drawings. Timing of the condition is no longer triggered.		Not Triggered
3.	PART C		DURING CONSTRUCTION			
3.1.	C	C1	Site Notice 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	A Site Notice was verified in place at Kensington Street: i. appeared larger than the minimum dimensions ii. appeared durable and weatherproof iii. included BESIX Watpac, McKenzie Group, Meinhardt, Johnstaff, etc. approved hours of work: 7am – 7pm Monday to Friday, 8am – 5pm Saturday, contact details for complaints and enquiries		Compliant

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			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.	iv. notes unauthorised entry to site is not permitted and is mounted on perimeter hoarding.		
3.2.	C	C2	Operation of Plant and Equipment 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.	Live register in Hammertech – status shows green when plant is onsite. EWP New Edge SE130246 Inducted 14 October 2024 and accepted 28 February 2025. Access Group Australian Serial No AR036RSDO230519-0230. Maintenance records attached, checklist, risk assessment, SWMS attached. Links to workers who are licensed to operate the machine. 3-monthly for EWP – next due 28 June 2025 as per next service due. Forklift GF1804, Serial No. PIFI-004097 – inducted 16 September 2024 and accepted 16 April 2025. Due 1 July 2025 as per service date.		Compliant
3.3.	C	C3	Demolition 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 B12.	No demolition during the audit period. Demolition will occur under Stage/Phase 2 works (CC5) for the Prince William Wing.		Not Triggered
3.4.	C	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.	Standard hours confirmed as per site notice, PEMP, CNVMSP and induction slides. Out of hours work in accordance with Condition C6.		Compliant

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3.5.	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 5pm, Saturdays.	Out of hours work as approved under Condition C6. Hours prescribed under Condition C5 were not triggered during the out of hours work undertaken.		Not Triggered
3.6.	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	As per requirements under C6(d): Crane was removed during audit period – notice as provided to DPHI with submission as per SSD-39170713-PA-31, issued 18 March 2025 as presented as evidence. Aconex ref JOHNST-GCOR-007748 as issued to Watpac 19 March 2025 for Disruption Works Notice ref DWN-072. Letter box drop actioned 22 March 2025 as evidenced under Condition C7. Dismantling of crane confirmed to be actioned 29 March 2025. Issued within timeframe. Contingency date 12 April 2025 to complete works noted. In accordance with C6(e): DPHI letter ref: SSD-39170713-PA-30 dated 4 March 2025 “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)” – approval to install a link bridge from the southern elevation of the Kensington Street Building with Acute Services Building, outside approved construction hours on 2 consecutive nights and a half-day, between 6pm Friday 2 May to 12pm Sunday 4 May 2025. Approval subject to the following: i. OOHW may be carried out to install the link bridge connecting the Kensington Street Building to Acute Services Building, outside		Compliant

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				approved construction hours on 2 nights and a half-day, between 6pm Friday 2 May to 12pm Sunday 4 May 2025, or during one of the proposed contingency periods (being 6pm Friday 16 May to 12pm Sunday 18 May 2025, or 6pm Friday 23 May to 12pm Sunday 25 May 2025); Watpac confirmed that works were undertaken on 23-24 May 2025 ii. Notifying the affected surrounding residents via emails/letter drops, about the upcoming OOHW and changes to work hours, prior to commencement of the works; - notification as published on the website – letterbox actioned as evidenced– spreadsheet showing list of personnel. “N225 – Letterbox Drop to Neighbours” iii. Providing affected residents, the contact details including phone number of the Site Manager so that potential safety and/or environmental concerns, if any, can be lodged, investigated and responded to promptly; - Notification as published on the website includes Site Manager details. iv. OOHW must be carried out in accordance with the OOHW letter of request and supporting documents, dated 12 February 2025, prepared by Health Infrastructure NSW; Works confirmed as carried out as planned. Disruption Notice in place DWN-097 issued on 10 February 2025 for approval 5 March 2025 – description of works; sequence of works. Signed and updated dates – LHD signed 6 March 2025. AHCNVMP for Skybridge Installation – Rev 1 dated 6 February 2025 Document No. 20230367.18/0602A/R1/WY. Concludes that provided mitigation measures implemented, acceptable to proceed.		

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				v. Implementing all reasonable and feasible noise control measures including relevant staff/employee induction, briefing, and effective supervision; and – 2 x toolbox crews actioned dated 23 May 2025 and 24 May 2025 (hard copy printouts sighted) with signatures attached. Includes WHS checklist, High Risk Workshop slides, vi. Managing any community or stakeholder complaints or concerns as per your established complaints management system under the project Construction Environmental Management Plan. Confirmed as no complaints received. Hoarding removal – GRC approval received 23 May 2025, APP2023/0161 – 26 May to 28 May 2025 for temporary road lane and footpath closure permit on Kensington Street – x 2 lanes x 3 days. DPHI approval as per letter ref SSD-39170713-PA-34 on 23 May 2025 – submitted by HI via portal 5 May 2025. DPHI requested monitoring be undertaken during the works – Acoustic Logic actioned, still waiting on the report however Watpac advised that no exceedances occurred. Letter-box drop actioned – Watpac letter May 2025 (7-days prior). “N225 – Letterbox Drop to Neighbours” lists receivers and map – dated 24 May 2025		
3.7.	C	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As above – point No. 4. Notification to residents to be actioned – sighted letter from BESIX Watpac, May 2025 “Notification of activity – KSB Site Hoarding & Sheds Removal Address: St George Hospital Stage 3 – Kensington Street, Belgrave Street, Kogarah, NSW 2217 Proponent: NSW Health Infrastructure”. Works notes to include the removal of hoarding, site		Compliant

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				sheds and hoist, taking place between 7PM and 3AM for the following start date/time to finish date/time: 26/05/2025 – 7PM to 31/05/2025 – 3AM 02/06/2025 – 7PM to 07/06/2025 – 3AM 09/06/2025 – 7PM to 14/06/2025 – 3AM Letter notes temporary closure between Derby Street and Belgrade Street. Also notes audible noise with intermittent spikes of 5-15dB above the normal noise levels and primarily prior to 10pm. Letterbox drop actioned for crane removal – dated 24 May 2025 with list of properties and owners. “N225 – Letterbox Drop to Neighbours”. Letter sighted – dated 22 March 2025 “Re Notification of Tower Crane Dismantle” – road closure 29 March 2025 – road reopens 31 March 2025” – contingency dates 5 and 12 April 2025. Site Manager details included.		
3.8.	C	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	No high noise activities undertaken during the audit period. All under CC1; no exceedances.		Not Triggered
3.9.	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Implementation of management plans was reviewed against the PEMP and sub-plans. Weekly walks occurring – encompassing QES. Environmental checklists include a review of site controls, spill kits, water discharge, erosion and sedimentation controls, air quality. Inspections are recorded in Hammertech. ISP-41798 dated 16 May 2025 with noise monitoring – ongoing works 40.9 at radiology department, 57.4	Opportunity for Improvement SGH-05_OFI-01: Upon review of the implementation of the Construction Traffic Management Plan, it was identified that the letterbox drops are occurring 7-days prior to out of hours works commencing, which aligns to the notification requirements under Condition C7. However, the Community & Motorists Consultation/Notification	Compliant

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				at Kensington St outside sleep clinic, 59.7 outside Burt Nielsen building. ISP-38696 dated 17 April 2025 – positive observation for noise 59.7 Kensington St, 59.0 Burt Nielsen and 53.4 radiology. Project Risk Assessment (PEMP Section 3) – notes review every 4-months – however, this is actioned monthly – latest review dated 12 May 2025 Rev 28 – next due 30 June 2025. Includes signatures. Attendance sheet also actioned and presented. PEMP Section 1.3 notes review to be actioned at least once every 6-months. Confirmed to be reviewed every 6-months, current revision as Rev 07 dated 19 May 2025; previous revision 19 February 2025; also monthly for Safety (currently Rev 28, 23 May 2025). CTMP unchanged; however, lists out of date contacts. Community Consultation / Notification section notes letterbox drops two weeks prior to work commencing and again the day before works commence. Refer to OFI. Spill Response Management Plan – Standard Environmental Protocol 7.8. Spill kits available onsite as sighted. Watpac confirmed there have been no spills.	Section within the Construction Traffic Management Plan (CTMP) states that the letterbox drop timeframe is: <i>two weeks prior to works commencing and on the day before works commences</i>. It is therefore recommended that the CTMP be updated to align to the actual letterbox drop timing (and to align the requirements of SSD Condition C7). An update is also required to the Contact List for the nominated BESIX Watpac site contact and out of working hours contacts. Site Observation OBS-02: Portion of fencing was observed to be leaning against the Heritage Wall. This was immediately removed.	
3.10.	C	C10	Construction Traffic 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.	Work Zone in place (refer to photos). Work Zone Permit dated 18 May 2023 APP Number APP2023/0151 – approved up until 18 March 2025. for Kensington St, Kogarah. Extension received as presented. Remittance advice GEO065 dated 14 March 2025 – extension granted until 30 June 2025.		Compliant

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				GEO067 dated 28 May 2025 for further extension for OSD.		
3.11.	C	C11	Hoarding Requirements 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.	Hoarding as verified during site inspection including shade cloth with project branding. a) No third-party advertising was present b) No graffiti to date.		Compliant
3.12.	C	C12	No Obstruction of Public Way 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.	Public way was unobstructed, as noted during the site inspection. Works zone was in operation with traffic controllers in place, and pedestrian walkway was noted to be clean and clear.		Compliant
3.13.	C	C13	Construction Noise Limits 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.	Attended noise monitoring reports by Watpac are available on website. Sighted Noise monitoring reports from December 2024 to May 2025. No exceedances to date. Any exceedances – investigation would be carried out, client would be notified, and comments added into register. Calibration Certificate presented for new monitor, CABAC Model No. T325, Serial No. 23030065, 29 May 2024 – next due 29 May 2026r. Calibration register also in place – SGH3_Calbration Register – last updated 14 April 2025. Shows green for all equipment within calibration (red for any out of calibration, however none showing out of date).		Compliant
3.14.	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential	CTMP section “Construction Vehicles Movement/Work Zones” states that BESIX Watpac will ensure that no vehicle shall make deliveries		Compliant

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			precincts outside of the construction hours of work outlined under condition C4.	outside Council's approved DA site hours with the exception of oversized loads approved by relevant authorities. BESIX Watpac Onsite Induction presented to all contractors which includes working hours. No instances of arriving out of hours. Traffic controllers manage deliveries and arrivals. No complaints have been received due to vehicles arrival outside construction hours during the audit period		
3.15.	C	C15	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 (including occupants of existing hospital buildings) are minimised.	Squawkers not currently utilised on site – all internal fit out. No plant using tonal alarms identified.		Not Triggered
3.16.	C	C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site 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).	Vibration monitoring ceased with the completion of CC1. No vibration activities undertaken during the audit period. This condition will be triggered under Crown Certificate CC5 during demolition of the Prince William Wing.		Not Triggered
3.17.	C	C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Vibratory works unlikely to be closer than 30 metres. No vibratory compactors have been used to date.		Not Triggered
3.18.	C	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	This condition will be triggered under Crown Certificate CC5 during demolition.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.19.	C	C19	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No dust monitoring undertaken during the audit period. Current works are not dust generating activities. No evidence of dust during site inspection.		Compliant
3.20.	C	C20	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.	The following were verified during the site inspection: a) Current works are not dust generating activities b) Trucks leaving with loads covered is a legal requirement; however, no haulage being undertaken. c) No mud tracking observed during site inspection. d) Roads adjacent to the site were noted to be clean. e) Site is mostly stabilised.		Compliant
3.21.	C	C21	Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Pumping records as per 250604 – Site Water Management Plan – Pumping Records 1 – 24 May 2025 at 12:15pm NTU 6.17, pH as 7.7, no oil or grease visible. 17 May 2025 NTU 6.74, pH 8.1, no oil or grease. 28 April NTU 3.97, pH 7.9 no oil or grease. Erosion and sediment controls onsite included protection of pit drains through the use of geofabric, sandbags and coir logs. Refer to Site Observation OBS-01.	Opportunity for Improvement SGH-05_OFI-02: The Site Water Pumping Record was updated in response to the previous audit recommendation, and now includes a line item to check for any visible oil or grease, with a response to completed as: Yes/No. However, the response to this requirement was unclear. It is recommended that the register be completed for any visible oil or grease with either Yes or No instead of a block colour to align to the requirements and to record accurate data for traceability purposes.	Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
					Site Observation OBS-01: Update to controls required at drainage pits at Kensington Street and near link bridge area. During the audit, control measures were reinstated with a close out photo provided for each area.	
3.22.	C	C22	Imported Fill 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.	B&W – Imported Material Tracking Register still in place. However, no materials being imported during the audit period. No requests to provide to the Department as confirmed by Watpac and Johnstaff.		Compliant
3.23.	C	C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Water is being pumped into holding tank below Basement 2. The capacity of the tank is 16KL. Council Approval obtained for discharge to the council Storm Water system as per previous audit evidence: Georges River Council approval 13 April 2023 as per email presented. Initially provided Moits Dewatering Management Procedure Version 1.0, June 2020. Email from Georges River Council dated 13 July 2024 – re-submitted by Watpac to Georges River Council 30 July 2024 with updated Site Dewatering Procedure by Rubicon, superseding the Moits plan. Discharging as per Condition C21.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.24.	C	C24	Emergency Management 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 slides are included as part of the project induction with Emergency Evacuation map, 19 Vanguard Nurse Calls and evacuation procedure with map available in various locations on site. March 2025 – sitewide evacuation + rescue scenario. MEET-16508 on 13 March 2025 – 226 attendees. Explosion scenario. LV rescue on the 5 March 2025 with 5 attendees MEET-15683. Actioned every 6 months.		Compliant
3.25.	C	C25	Stormwater Management System 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 satisfaction of the Certifier. The system must: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the RtS being plans prepared by enstruct, Revision A, dated 17/10/22. Drawing No's SGHS3-CV-DG-0000 to SGHS3- CV-DG-0361; 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;	Stormwater design has been further developed. OSD construction falls under Stage 2. Consultation actioned for upcoming installation of OSD (onsite detention tank), but it cannot connect until CC5. The OSD will have its own filtration system prior to discharge. A temporary connection will be required – held within the OSD (larger tank). GRC email 16 May 2025 presented which confirmed no objection to proposed dewatering including temporary connections from OSD to existing stormwater pit on Kensington St. Attachment included "20250502_OSD Temporary Discharge Point". OSD will become permanent – design approved by Council – connection will occur after Prince William Wing demolition is complete under CC5. Timing of this condition is currently not triggered and will be reviewed during the next audit.		Not Triggered
3.26.	C	C26	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by ecological Australia dated 25 August 2022.	Process as identified within the Project Environmental Management Plan. No unexpected finds to date.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.27.	C	C27	Unexpected Finds Protocol – Aboriginal Heritage 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.	Watpac confirmed that there have been no unexpected finds of Aboriginal heritage to date.		Not Triggered
3.28.	C	C28	Unexpected Finds Protocol – Historic Heritage 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	Watpac confirmed that there have been no unexpected finds of historic heritage so far for this project. Refer to Heritage wall photo.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.			
3.29.	C	C29	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste bins sighted during inspection. Bingo Waste Report May 2025 reports 90.23% recyclable – 92.24% to date - lists waste types and recyclables. Emptied on a daily basis.		Compliant
3.30.	C	C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Bingo manage waste onsite. No demolition waste during the audit period.		Compliant
3.31.	C	C31	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.	Concrete washout activities are managed through the use of sub-contractor “Pump-a-dump” service to collect the concrete waste in a vehicle for immediate offsite removal however none actioned during the audit period. Agi trucks collect and remove their own waste. Watpac confirmed no pollution events have occurred.		Compliant
3.32.	C	C32	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.	Bingo Waste Report sighted May 2025 to date showing 90.23% recyclable.		Compliant
3.33.	C	C33	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.	No hazardous materials encountered to date. An unexpected finds checklist (S08-04-70.02) has been developed and will be included in the updated management plan. Notes OH/LAA: Occupational Hygienist / Licensed Asbestos Assessor to be contacted.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.34.	C	C34	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Not yet constructed – this will be triggered under CC5		Not Triggered
3.35.	C	C35	Site Contamination 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 Detailed Site Investigation prepared by JBS&G Australia Pty Ltd dated 5 September 2022.	As previously evidenced: JBS&G Report site was determined to be fit for use. Recommendations included to conduct a data gap analysis, remediate GSW 600ml stockpile, action sample, and obtain classification. Additional Site Investigation by EI Australia for the ADCO demolition site dated 23/10/2023 - Testing of the ADCO site resulted in GSW and no hazardous materials were found + statement from hygienist EI Australia – Additional Site Investigation E26049.E03, Rev 0 23 October 2023. However, there have been no additional investigations required during the audit period with works not having the potential to disturb any potential or contaminated soils, materials, groundwater or sediments. May be upcoming for demolition of Prince William Wing; however, timing of this is currently not triggered.		Not Triggered
3.36.	C	C36	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing	Refer above. No contamination identified on current site.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			contamination on the site that would result in significant contamination.			
3.37.	C	C37	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the fifth independent environmental audit, carried out in accordance with the IAPAR 2020, within 6-months of the previous construction audit (5 December 2024).		Compliant
3.38.	C	C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit	Approval letter: ref: SSD-39170713-PA-27 dated 31 October 2024 "St George Hospital Redevelopment Stage 3 – Agreement to independent auditors" in response to submission of auditing team on 23 October 2024 with auditors confirmed for construction audits until the end of project.		Compliant
3.39.	C	C39	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.	No additional audits or different audit times requested by the Department. Audits are carried out in accordance with the IAPAR 2020.		Not Triggered
3.40.	C	C40	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 C37 of this consent, or condition C39 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.	Audit report dated 18 December 2024 following conduct of audit and site inspection 5 December 2024. Submission to the Department as per portal receipt: SSD-39170713-PA-28, HI letter dated 7 January 2025 including Proponent Review and Response to 3 x OFIs dated 6 January 2025; confirmed as generally satisfies the reporting requirements as per DPHI letter dated 20 January 2025 "St George Hospital Redevelopment Stage 3 - Independent Audit Report No 4".		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Audit reports and response to findings were verified to be publicly available on the Project website.		
3.41.	C	C41	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.	As above. Audit report and response to findings sent to the Department on 7 January 2025, which is within 2 months of the audit site inspection, carried out on 5 December 2024.		Compliant
3.42.	C	C42	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.	The development is still under construction. Operational audits are not yet triggered.		Not Triggered
4.	APPENDIX 1		ADVISORY NOTES			
4.1.	APPX 1	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Work Zone Permit dated 18 May 2023 APP Number APP2023/0151 – approved up until 18 March 2025. for Kensington St, Kogarah with extension approved as presented: Remittance advice GEO065, 14 March 2025.		Compliant
4.2.	APPX 1	AN2	Long Service Levy For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.	Levy Receipt No. L0000109817 dated 17 March 2023. This will be the only Long Service Levy payment required on the project, Included as Item 21 of CC1. No further payments are required. Timing of this condition is no longer triggered.		Not Triggered
4.3.	APPX 1	AN3	Legal Notices	No legal notices received during the audit period.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			Any advice or notice to the consent authority must be served on the Planning Secretary.			
4.4.	APPX 1	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Disabled access & egress – design statement – construction certificate by iAccess consultants, dated 1 May 2024. This statement is prepared by qualified person – Richard Seidman. Included under Crown Certificate CC3. No changes during this audit period. Construction continuing.		Compliant
4.5.	APPX 1	AN5	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	No approvals during the audit period. Upcoming for CC5 for Ausgrid underground. CC5 telcos on Belgrave St, prior to demolition of the Prince William Wing.		Not Triggered
4.6.	APPX 1	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Powerline above to be undergrounded. No above ground works required.		Not Triggered
4.7.	APPX 1	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	A new drop off zone on Kensington Street to be designed and constructed in the future, islands as part of CC4 works. Email from Watpac to GRC 28 April 2025 – response from GRC 28 April 2025 confirming no issues. TfNSW confirmed via GRC email dated 22 April 2025 to Watpac and advised no objections for parking spaces to be removed and kerb and gutter reinstated + should be 20m of no stopping on departure side. Commencement of		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				construction predicted in the next 2-months with completion aimed by December 2025.		
4.8.	APPX 1	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	The following road occupancy licences were obtained during the audit period as presented as evidence: ROL Licence No. 2457238 for road closure for link bridge install, licence duration 16-25 May 2025 – for Kensington St. ROL Licence No. 2420116 for crane removal 5-14 April 2025 at Kensington St.		Compliant
4.9.	APPX 1	AN9	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site secured with restricted access as verified during the site inspection. Hammertech system used for access. Gates are locked when not in use.		Compliant
4.10.	APPX 1	AN10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Still some hoarding remaining which approval is unchanged from the previous audit. Removal recorded under C6. No new installs required.		Compliant
4.11.	APPX 1	AN11	Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	No asbestos has been encountered during construction to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
4.12.	APPX 1	AN 12	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	This will be triggered following issue of the final Fire Safety Certificate and when the building becomes operational.		Not Triggered
5.	APPENDIX 2		WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS			
5.1.	APPX 2	2.	Written Incident Notification Requirements A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	No notifiable incidents have occurred to date.		Not Triggered
5.2.	APPX 2	2.	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	No notifiable incidents have occurred to date.		Not Triggered
5.3.	APPX 2	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on	No notifiable incidents have occurred to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			the incident addressing all requirements below, and such further reports as may be requested.			
5.4.	APPX 2	4.	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident	No notifiable incidents have occurred to date.		Not Triggered

Appendix F – Consultation

RE: Independent Environmental Audit - St George Hospital Redevelopment (Stage 3) - SSD-39170713**Alfamid Hussain** <[REDACTED]>

To Barbara Pater

Cc Elizabeth Williamson



Reply

Reply All

Forward



Tue 27/05/2025 1:39 PM



Follow up. Start by Tuesday, 27 May 2025. Due by Tuesday, 27 May 2025.
You forwarded this message on 27/05/2025 2:06 PM.

EXTERNAL

Good afternoon Barbara,

Thank you for your email seeking NSW Planning's input into the scope of the next Independent Environmental Audit of St George Hospital Redevelopment Stage 3 approved under SSD-39170713, as modified (**Consent**).

NSW Planning does not require any additional matters to be included within the scope of the upcoming Independent Audit that are not already captured by the Consent and NSW Planning's *Independent Audit Post Approval Requirements*.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Alfamid 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: Barbara Pater <[REDACTED]>
Sent: Thursday, 22 May 2025 6:04 PM
To: DPE PSVC Compliance Mailbox <[REDACTED]>
Cc: Hanna Yazdi <[REDACTED]>
Subject: Independent Environmental Audit - St George Hospital Redevelopment (Stage 3) - SSD-39170713

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) is scheduled to conduct the next Independent Environmental Audit of the St George Hospital Redevelopment Stage 3 project, as a requirement of Consent Conditions SSD-39170713.

The audit is scheduled for the 5 June 2025 and will review compliance in accordance with SSD-39170713 Schedule 2: Parts A, B, C, and appendices, as applicable.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements 2020, Section 3.2*, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Regards,

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

**The APP Group**

0415 764 785 | app.com.au
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



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

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

Appendix G – Audit Photos

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



External of building at Kensington Street. Traffic controls in place.



External of building at Kensington St with traffic controller present.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025

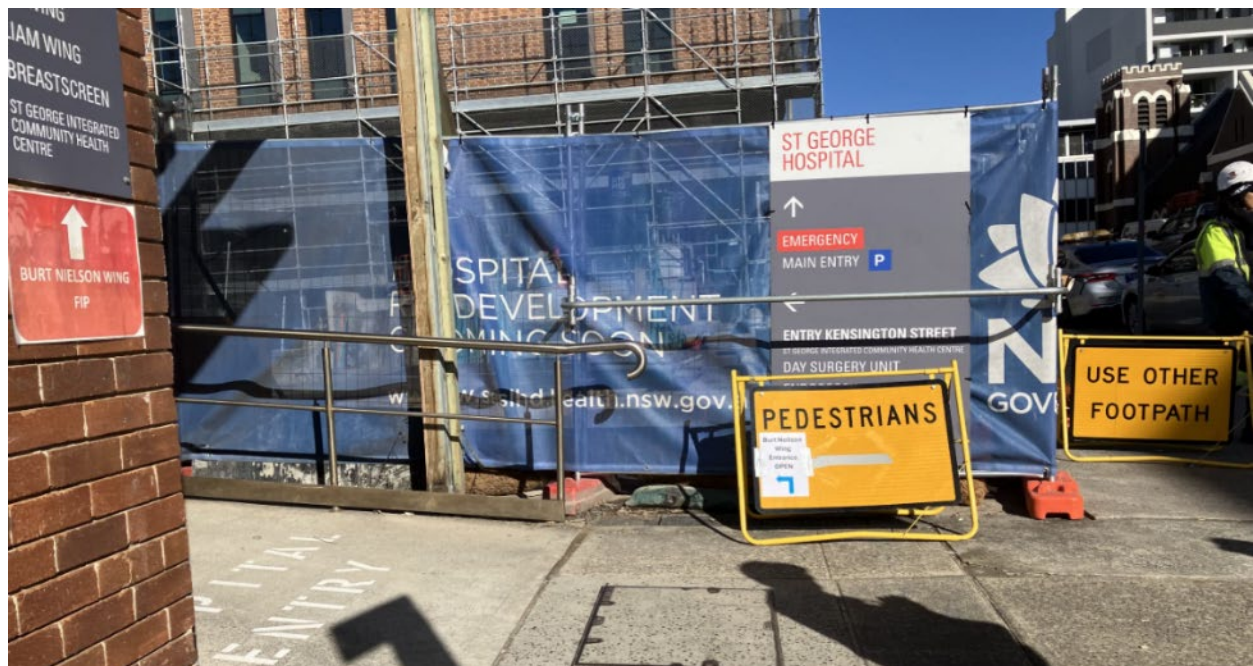


Vehicles parked in designated Works Zone at Kensington St.



Project signage on hoarding at Kensington St.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025

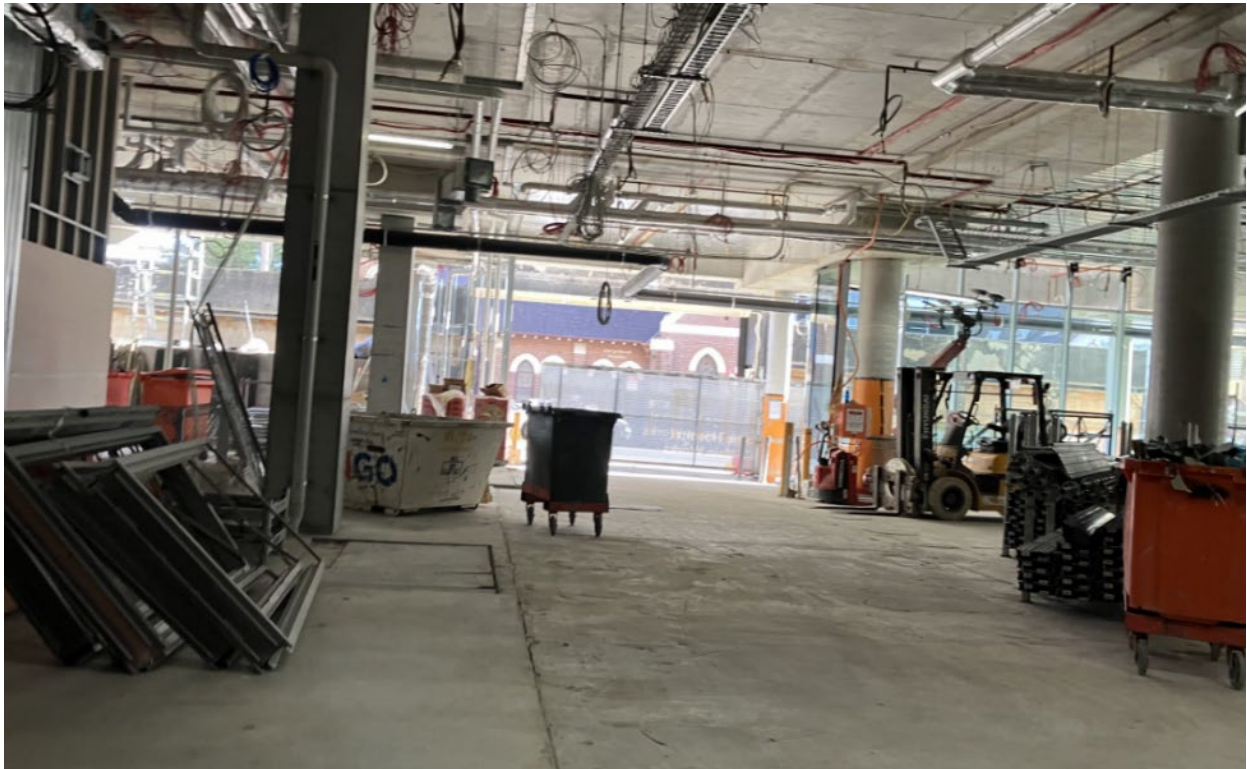


Directional signage for pedestrians.



Shade cloth installed on ATF in place of hoarding.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Internal fit out works ongoing. Bingo waste bins available throughout the site.

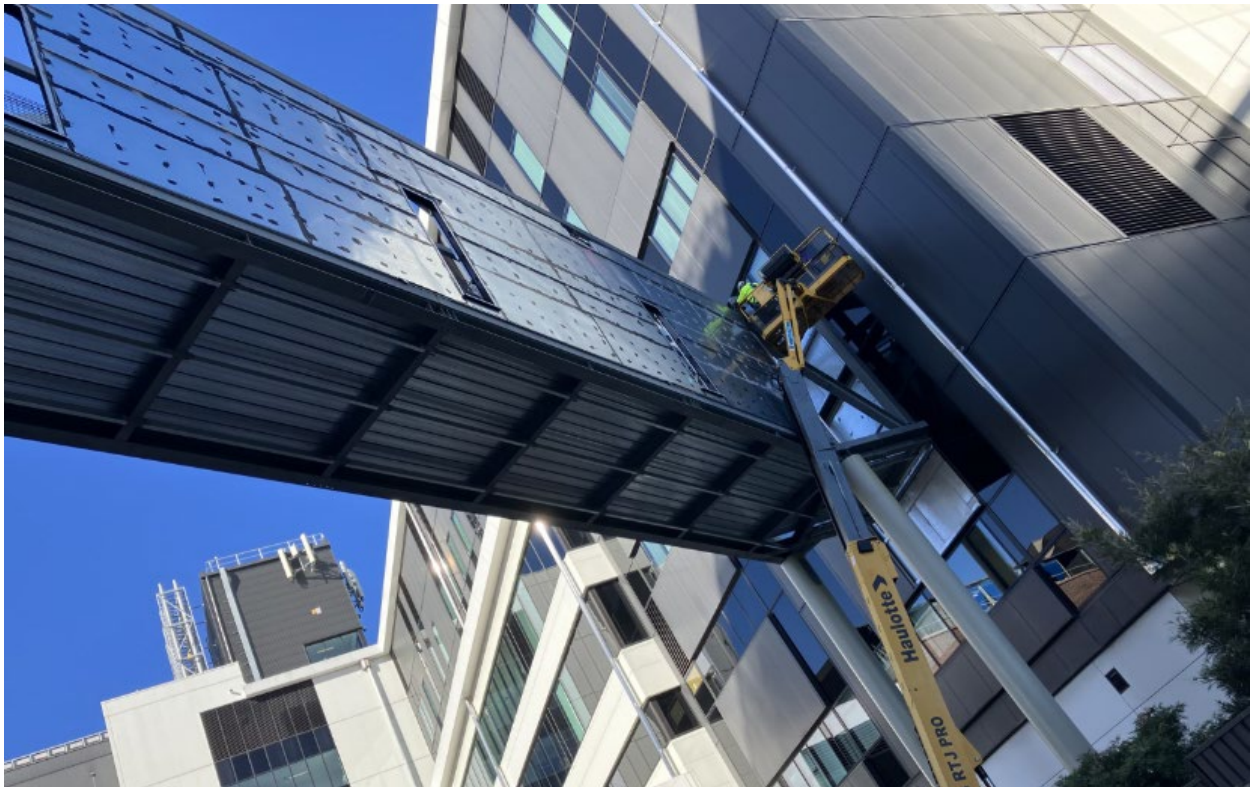


Rooftop works (level 8) involving façade installation.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



View looking down onto link bridge.



Link bridge which was installed under out of hours work approval.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Coir logs in place at low point areas



Spill kit available.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Spill kit fully stock including absorbent sock and safety equipment.



Public way unobstructed on Kensington Street.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Approved Works Zone on Kensington Street.



Pit draing protection on Kensington Street.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Water discharge point (connected to OSD). Test results reviewed and confirmed within parameters.



Former location of site sheds.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Prince William Wing (to be demolished under CC5)



Site Observation OBS-01: Update to controls required at drainage pits at link bridge area as geofabric raised and can still let sediment in.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Close out of Site Observation OBS-01: Control measures reinstated at link bridge area.



Site Observation OBS-01: Update to controls required at drainage pit at Kensington Street.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Close out of Site Observation OBS-01: Control measures reinstated at Kensington Street.



Site Observation OBS-02: Portion of fencing was observed to be leaning against the Heritage Wall.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 June 2025



Close out of Site Observation OBS-02: Fencing was immediately removed.



The APP Group

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