

HEALTH INFRASTRUCTURE

Independent Audit #3 – Proponent review and response

SSD-56989722 New Eurobodalla Regional Hospital

26 January 2026

Declaration

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

Declaration	
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Date:	26/01/2026

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
V1	26/01/2026	Dan Humphries	Independent Audit – Proponent review and response - Draft	Sam Jeffrey	Sam Jeffrey

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Introduction

Project Application Number and Project Name

SSD-56989722, Eurobodalla Regional Hospital

Site Address

2901 Princes Highway, Moruya, 2537

Project Contact Details

Proponent	Health Infrastructure
Client Representative	Matthew Malone, Senior Project Director
Contractor	Multiplex

Independent Auditor

Richard Peterson - AtkinsRéalis

Independent Audit Date

07 November 2026 (date undertaken)

Proponent response

The Independent Audit Report prepared by AtkinsRéalis dated 18 January 2026 has been reviewed and the response to the audit findings are listed in the below table. IEA#3 identified one (1) non-compliance, (0) opportunities for improvement and two (2) observations. In relation to the non-compliance and observations identified in the Audit, the actions in response are set out below, including any reason for the issue/non-conformance.

Condition of Consent	Requirement (exact wording)	Independent Audit Observation/Opportunity for Improvement & Recommendations	Proponent's Proposed Action or reason to not implement measures/changes	Compliance Status
Condition C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub- Plans).	There have been instances where Mollee Road has been utilised for turning vehicles. The Auditor reviewed the Traffic Management Plan and notes the approved turning area is at Noads Road, further to the South of Mollee Road. The use of Mollee Road for turning vehicles is therefore in breach of the CTMP. Measures implemented in response to this issue included supervision of Mollee Road and advisory signage to the South of the exit point on the Princes Highway. A further recommendation is to place additional and highly legible signage at the site exit point reminding drivers when they leave the site of the correct turning location at Noads Road (prior to exiting the site) It is also recommended that any further noncompliances with the approved turning route via Noads Road are reported to DPHI in accordance with Conditions A 29 and A30.	The instances described in the Independent Audit arose from consultation with TfNSW. It should be noted from the Complaints/Issues Register that no complaints regarding the use of Mollee Road were recorded during the audit period – as the Proponent nor Contractor were made aware. On 17 December 2025, TfNSW informed the proponent of these complaints. Following notice, Multiplex have increased their observation of Mollee Road, placing Traffic Controllers at the entrance of the street to warn off construction vehicles and workers turning around in the street. Additional signage has also been placed.	Non-compliance
Condition C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	As observed during the site inspection a large stockpile has been established at the centre of the site, adjacent to the new carpark with the potential to generate dust and create offsite impacts if left unmanaged. It is recommended that a high focus is placed on the stockpile with pre-start watering in hot and dry conditions to ensure dust impacts are mitigated. This should be a focus of daily works planning, particularly over the forthcoming summer months.	Next steps to address this observation: The stockpile is planned to be used for fill of the proposed HLS, currently under SSDA Modification assessment. Pending approval of the Mod, construction works are expected to commence during the next audit period, removing the stockpile. In the interim, additional water spray is being applied during the summer months, and further hydroseeding of the surrounding areas has been applied in December. Due Date: 07 May 2026	Observation
Condition C35	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.	During the audit period, some non-friable asbestos was discovered in the cleared area adjacent to Caswell Street. Following the audit site inspection, a specialist consultant was engaged to inspect the site and test the materials. The Auditor notes that the waste management facility currently being utilised is not licenced to accept asbestos. It therefore recommended that an alternative facility is sourced with an	Next steps to address this observation: Multiplex will provide confirmation of the use of a licenced waste management facility for asbestos during the next audit. Due Date: 07 May 2026	Observation

Environment Protection Licence (EPL) that authorises the disposal of asbestos.
