



Stage 2 of the Hornsby Ku-ring-gai Hospital Redevelopment

Construction Compliance Report

17 February 2020

Version 0.1

Application No. SSD 8647

Table of Contents

1. Executive Summary	3
2. Introduction	3
2.1 Project Name and Project Application Number	3
2.2 Project Address	4
2.3 Project Phase, Name of Compliance Report.....	4
2.4 Compliance Reporting Period.....	4
2.5 Project Activities Summary	4
2.5.1 Authorities	4
2.5.2 Construction Activities	4
2.5.3 Site Plan.....	4
2.6 Key Environmental Management Personnel	5
2.7 Site Inspection.....	5
3. Environmental Monitoring	6
4. Compliance Status Summary	6
5. Non-Compliances	7
6. Previous Report Actions	8
7. Incidents	8
8. Complaints.....	8
9. Appendices	9
Appendix A – Compliance Matrix for Stage 2 Hornsby Ku-ring-gai Hospital	10
Appendix B – Projects Complaints and Incident Register	11
Appendix C – AQUAS Environmental Audit No. 4 dated 10 December 2019.....	12
Appendix D – AQUAS Environmental Audit No. 3 dated 26 June 2019	13
Appendix E – SSD 8647 Modifications Register	14
Appendix F – WTP Project Environmental Management Plan (Rev.05 – July 2019)	15

1. Executive Summary

The Hornsby Ku-ring-gai Stage 2 Hospital Redevelopment comprises various design and construction phases. State Significant Development (SSD) approval, SSD8647, was received from NSW Dept Planning & Environment on 30 May 2018.

Health Infrastructure (HI) appointed Watpac Constructions Pty Ltd (WTP) on 20 June 2018 to deliver the works as Principal Contactor and in accordance with the requirements of SSD8647.

This Construction Compliance Report was prepared for the Stage 2 Hornsby Ku-ring-gai Hospital project in order to satisfy SSD8647 Stage 2 condition B37 and B38. Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. Please refer to the extract of the condition clause in the table below.

ID	Condition
B37	Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Secretary.
B38	The Construction Compliance Reports must include: a) a results summary and analysis of environmental monitoring; b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or requested by Secretary.

Prior to the commencement of construction, a Compliance Monitoring and Reporting Program was submitted to, the Department of Planning, Infrastructure and Environment (DPE).

The project was found to be compliant, with no non-compliances noted.

2. Introduction

2.1 Project Name and Project Application Number

The name of this project is Stage 2 of the Hornsby Ku-ring-gai Hospital Redevelopment.

Application Number: SSD 8647

2.2 Project Address

The site address of the development is Palmerston Road, Hornsby NSW 2077

2.3 Project Phase, Name of Compliance Report

The project is currently at the Construction phase.

Stage 2 Construction includes:

- construction of a seven-storey building including part basement level and rooftop plant level.
- car parking;
- demolition works;
- remediation; and
- landscaping works.

In accordance Conditions B37 and B38, this report is the 'Construction Compliance Report'.

2.4 Compliance Reporting Period

The compliance reporting period for this report is for the duration from the previous submission of the Construction Compliance Report (August 2019) to the current submission of the Construction Compliance Report (February 2020).

2.5 Project Activities Summary

In this reporting period (August 2019 to February 2020), the project has completed the following activities.

2.5.1 Authorities

Stage 2 SSD Approval and Conditions of Consent

A modification to SSD8647 Condition A2 was submitted to the DPIE on 20 February 2020 to allow for the establishment of a Helicopter Landing Surface (HLS) on the previously approved rooftop structure.

Please refer **Appendix E** for register of modifications undertaken to date.

Crown Certificate

Crown Certificate CRO-18155 was obtained on 25 September 2019 for Extension of vertical circulation structure and façade to accommodation of Helipad ONLY associated with SSD 8647 Mod 2.

2.5.2 Construction Activities

In-ground services to the Main Building and structure have been completed with internal works progressing.

Commencement of works to the next project stage, including site establishment and demolition activities.

2.5.3 Site Plan

The figure below provides reference to the building footprint, boundaries, construction and operational disturbance areas, and adjacent relevant land uses. The below is reflective of the Site Plan approved as part of the SSD.

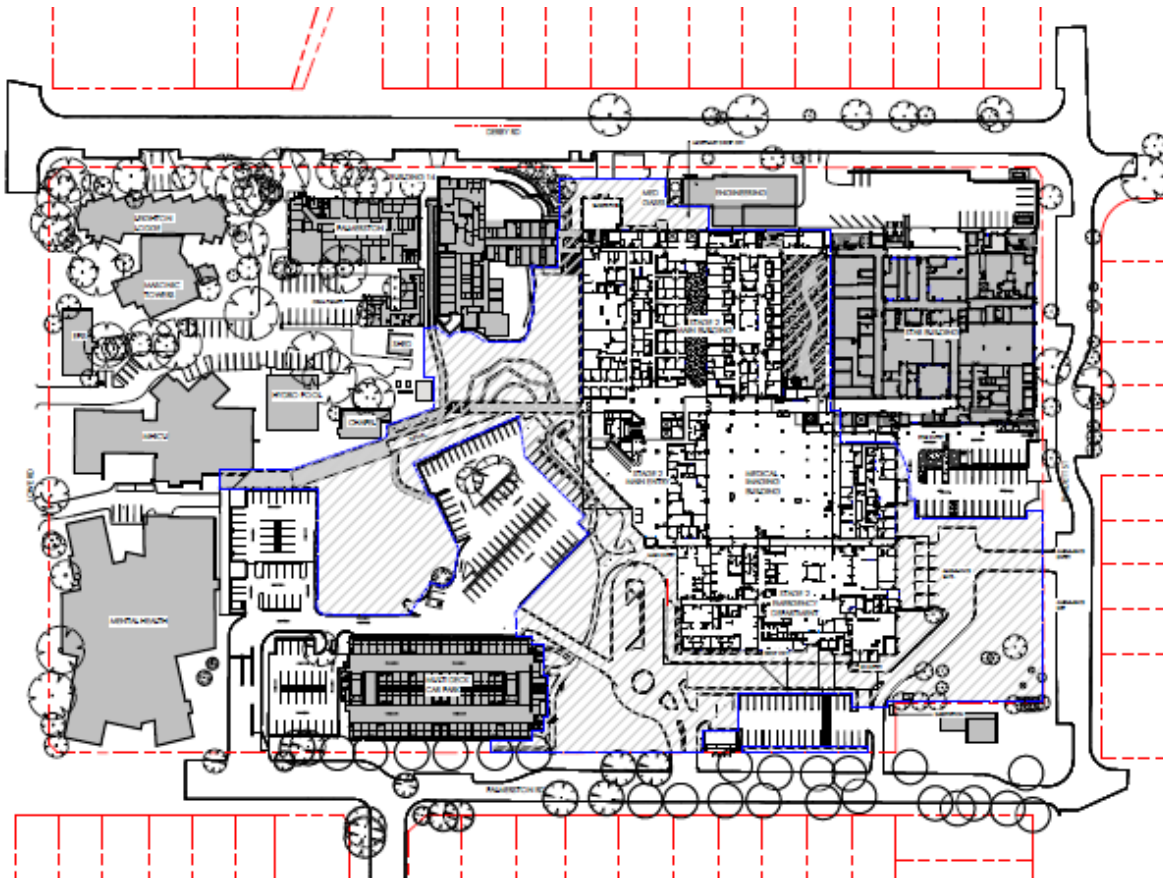


Figure 1: Site Plan

2.6 Key Environmental Management Personnel

HI has engaged WTP as the Principal Contractor.

The name and contact detail of the Key Environmental Management Personnel who are responsible for environmental management of the development as follows:

Mark Cahalin
Project Manager, Watpac
M. 0411 679 160
E. mcahalin@watpac.com.au

Craig Scott
Site Manager, Watpac
M. 0431 308 944
E. cscott@watpac.com.au

Helena Veljovic
Building Cadet, Watpac
M. 0405 835 203
E. hveljovic@watpac.com.au

HI has engaged AQUAS as the Independent Environmental Auditor in compliance with Condition B39 of the SSD approval. A recent audit was undertaken, with no non-compliances raised.

2.7 Site Inspection

A Site Inspection was conducted as part of the Independent Environmental Audit. Compliance with the obligations was again demonstrated during the site walk and through maintenance of the required documentation and various records including crown certificates, inspection reports, dockets, correspondence, etc. Environmental documentation was available, including the Project Environmental Management Plan, Noise & Vibration, Erosion and Sedimentation, Waste, Traffic Management Plans and other sub-Plans. There was evidence of inductions and regular toolbox talks to maintain environmental awareness of all workers at the site.

The implementation of environmental controls included suitable signage, noise and vibration controls, compliance with working hours, waste management, erosion and sedimentation measures, traffic controls and ongoing site monitoring.

3. Environmental Monitoring

Weekly Environmental Inspections were conducted by WTP throughout the reporting period utilising form C-FRM-061, inclusive of photographs, corrective actions and general notes for record. The inspections involve inspection and review of controls including; spill kits (availability and stock), site cleanliness and waste management, noise levels, washout areas (concrete and wet-trade), sediment control, stormwater management, stockpiles, roads and footpaths, washdown areas, dust / odours and general air quality, tree and flora protection and checks for fauna. Minor improvements and corrective actions were managed week-to-week, with no significant events or non-conformances needing to be raised.

Noise monitoring continues to be undertaken by WTP weekly, or as otherwise specifically requested, adjacent to the nominated sensitive receivers around the site. Noise monitoring is undertaken with a calibrated handheld sound monitor, with readings taken during the course of regular site activity, equalised over a ~2 minute period. No exceedances were recorded during the period.

Water quality sampling and testing continued to be undertaken by WTP during the period, following rain events. The collected water was sampled for PH and turbidity to ensure it was suitable for discharging to stormwater infrastructure. Liquid flocculant was added if / as necessary to manage turbidity / suspended solids prior to discharge.

No soil classification was imported to or exported from the site during this period.

Waste management records and recycling reports were collated (on monthly basis) throughout the period, recording an average of 94% recycled content, by weight.

Please refer **Appendix F** for WTP Project Environmental Management Plan (Rev.06 – December 2019)

4. Compliance Status Summary

The compliance status for each condition has been assessed. Please refer to **Appendix A - Compliance Matrix for Stage 2 of Hornsby Ku-ring-gai Hospital** for detail assessment and commentary of the conditions.

Table 1 - Compliance status descriptors

Status	Description
Compliant (C)	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant (NC)	The proponent has identified a non-conformance with one or more of the elements of the requirement.
Not triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

In summary, the following is the outcome of the compliance assessment of a total of 142 Conditions of Approval:

- **0 non-compliances**
- **105 compliances**
- **11 notes only**
- **26 conditions that were not triggered**

(Note: In relation to the tally above whole conditions of consent have been used to generate the tally. i.e. where a condition contains part a), b), c) etc this has been counted as one condition.)

5. Non-Compliances

A recent Independent Environmental Audit was undertaken by AQUAS 10 December 2019 (report issued on 11 February 2020, see **Appendix C**) in accordance with Condition B39 of the SSD. No non-compliances and two opportunities for improvement were raised during the audit.

Finding No.	Ref.	Finding	Comment/ Recommendation	Status
OFI-01	SSD Cl. C23	Construction site signage does not include the authorised hours of work as per the requirement of Condition C23 (iii).	Consider including the authorised hours of work in the site signage.	x4 <i>Construction Hours of Work</i> signs were fixed onto the existing project information board on 11/2. Closed.
OFI-02	SSD Cl. C27	Not all the project information required under Condition C27 a) iv) has been published in the HI website. The audit noted that condition C27 a) iv) regular reporting on environmental performance and monitoring results is missing.	Consider including the records of noise monitoring and water testing in the HI project website.	"Partially-compliant. Website established, requires more regular updates and increased content"

The above opportunity is to be closed out by the Principal Contractor WTP and Health Infrastructure prior to the next Audit scheduled for June 2020.

6. Previous Report Actions

An Independent Environmental Audit was undertaken by AQUAS 26 June 2019 (report issued 16 July 2019) in accordance with condition B39 of the SSD. Refer **Appendix D** for full report. The audit confirmed that Watpac has implemented its Environmental Management System to a satisfactory level and one opportunity for improvement were identified as part of the review. Table below provides detail of the progress made to address each action and the outcome of each action.

Finding No.	Ref.	Finding	Comment/ Recommendation	Closeout
OFI-01	SSD Cl. C4	Monitoring is done weekly as part of environmental inspections. Currently the monitoring is done for 45 seconds rather than 15 min. as specified in the CNVMP.	Consider conducting noise monitoring for a longer period, e.g. 2minutes.	Noise monitoring is being conducted equalised / averaged over minimum 2 minute period, in order to obtain more accurate results.

7. Incidents

There have been no recorded incidents to date.

8. Complaints

Four complaints were received over the last reporting period.

On 2 September 2019, a complaint was received from DPIE regarding tradespeople constructing the Hornsby Hospital development are littering food waste, coffee cups and rubbish in the streets surrounding the site, in Jubilee Street Hornsby. Watpac conducted a comprehensive walk on 4/9/2019 along Jubilee St to observe and pick-up any street litter. The whole Watpac team was advised about the complaint on 4/9/2019 to monitor and clean up any street rubbish. Complaint was raised in the Subcontractors meeting 5/9/2019 as well as the site toolbox talk on 9/9/2019. Closed.

On 8 November 2019, a complaint by Resident X was received after discovering the car windscreen chipped on 5 or 6 of September. It was believed to be due to construction works as the car was parked out the front of property. Investigation of works at time of incident undertaken by reviewing works log, and environmental inspection records. Investigation determined that no debris caused by works directly or indirectly associated with the project was found on Derby Road during this time. Closed.

On 10 January 2020, a complaint was received from Resident X regarding the project workers using foul language when entering their cars in the afternoon. Toolbox talk undertaken with all workers 13/01/2020 and site security guard sent to street in afternoon to keep an eye on behaviour. Workers from another construction project noted parking on road also. Closed.

On 15 January 2020, an enquiry was received on Watpac Website by Resident X regarding tradespeople smoking outside residential properties and leaving cigarette butts on the grass verges. Grass verges in front of property cleaned twice to remove all cigarette butts. Toolbox talk undertaken with all workers 20/01/2020 and security guard positioned to ensure no loitering of workers smoking outside residential properties. Closed.

Refer **Appendix B** for Project Complaints and Incident Register, which is available on the project's website.

9. Appendices

Appendix A – Compliance Matrix for Stage 2 Hornsby Ku-ring-gai Hospital

Appendix B – Projects Complaints and Incident Register

Appendix C – AQUAS Environmental Audit No. 4 dated 10 December 2019

Appendix D – AQUAS Environmental Audit No. 3 dated 26 June 2019

Appendix E – SSD 8647 Modifications Register

**Appendix F – WTP Project Environmental Management Plan (Rev.06 –
December 2019)**