

Hornsby Ku-Ring-Gai Hospital Redevelopment Stage 2 Environmental Audit No. 4



Assessment of Watpac's Environmental Management System Compliance Against ISO14001: 2015 and Project Conditions of Consent

Audit Reference:	AQ1236.04
Audit Organisation:	Watpac Pty Ltd
Auditor:	Luis Garzon, AQUAS
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1. Executive Summary

This report details the findings of the fourth Environmental audit of the construction works undertaken by Watpac for the Hornsby Ku-Ring-Gai Hospital Redevelopment Stage 2. Construction activities since the previous Environmental audit included:

- Medical Imaging services reached completion, was handed over to the NSLHD and has now commenced operation with Go-Live;
- In the Stage 2 Clinical Services Building (CSB) final concrete structural slab was poured to Level 6;
- Terraçade façade, glazed brick and glazing installation has progressed well and is up to Level 5 on the Southern side;
- Tiling and vinyl installation was in final stages within Paediatrics, with progress on painting and joinery;
- Wall sheeting, painting and services installations progressed to areas on the Southern portion;
- Substation enclosure works adjacent Derby Road with blockwork were largely complete;
- CSB continued to progress up through the floors with building services rough-in, partitioning, fit-out and façade works, including Level 5 TBW;
- In the ED Extension and Main Entry, Watpac continued with Site Establishment activities;
- The above included decommissioning and removal of old Major Medical Equipment, services and HAZMAT Investigations.

Watpac as the nominated Principal Contractor for the project has the responsibility for the management of environmental aspects associated with the construction works.

The audit was conducted by AQUAS on 10th December 2019 and reviewed implementation of Watpac's Environmental Management System against the requirements of the AS/NZS ISO 14001: 2015 Standard and the requirements of the Project Development Consent SSD 8647.

This audit confirmed that Watpac continues to address the environmental requirements of the Conditions of Consent for current site activities. The significant environmental aspects continue to be monitored and controls implemented, consistent with the current works and conditions of the site. Compliance with the obligations was 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.

Communication means continue to allow for community enquiries, feedback and complaints. Communications occur with the Hospital and other stakeholders on a regular basis and as required. Watpac has submitted the Construction Compliance Report to the Department of Planning in July 2019.

No environmental incidents have occurred so far, and no non-conformances have been raised.

Two (2) opportunities for improvement were raised during the audit. The details of the audit process and findings are detailed in the following sections of this report.

2. Audit Scope and Objectives

2.1 Objective and scope of this Audit

This audit was conducted to confirm compliance of the Watpac Environmental Management Plan and its implementation against the requirements of the Standard AS/NZS ISO 14001:2015 and applicable requirements of the Development Consent SSD 8647 for the Hornsby Ku-Ring-Gai Hospital Stage 2 Redevelopment Project.

2.2 Scope of Audit

The audit reviewed Watpac's implementation of their Environmental Management System for the construction activities currently taking place as part of the Hospital Stage 2 redevelopment project.

2.3 Date and Location of Audit

The audit was conducted on 10th December 2019 at the Hornsby Ku-Ring-Gai Hospital Stage 2 site – Palmerston Rd, Hornsby NSW 2077.

3. Audit Methodology

3.1 Opening Meeting

An opening meeting was held with personnel from APP Corporation, Watpac and AQUAS as per the Audit Attendance Sheet (see **Appendix A**) on 10th December 2019 at 8:30am.

Key items were discussed as follows:

- Confirmation of the purpose and scope of the audit.
- Overview of the Project and current status of the works.
- Occurrence of Environmental incidents.
- Overview of the audit process in accordance with the proposed Audit Program.

3.2 Audit Process

The audit commenced with a site walk where status of construction works and relevant environmental controls in place were observed. The site walk was followed by review of records and general discussions with Watpac staff for verification of the Environmental Management System implementation on the project.

Name and position of persons interviewed:

Name	Organisation	Position
Mark Cahalin	Watpac	Project Manager
Helena Veljovic	Watpac	Building Cadet
Yianni Venetis	APP	Assistant Project Manager

Details of the outcomes of the review can be found in the completed Audit Checklist (see **Appendix B**).

3.3 Audit Criteria

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

Audit Findings Rating	
N-Major	– Major Non-Conformance
N-Minor	– Minor Non-Conformance
OFI	– Opportunity for Improvement
NA	– Not Triggered/Not Applicable

3.4 Closing Meeting

The closing meeting was held on 10th December 2019 at 2:30pm with representatives of APP Corporation, Watpac and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditors acknowledged the cooperation, openness and hospitality of Watpac staff during the conduct of this audit.

4. Audit Findings

4.1 Audit Overview

The audit determined that Watpac has well implemented controls for environmental management within the construction activities currently being undertaken. Two opportunities for improvement (OFI) were raised during this audit. The following is an overview of key Environmental areas reviewed in this audit:

4.1.1 Environmental Policy

- The HSEQ Policy was reviewed on 8/11/2019 and included environmental commitment. The policy has been communicated to all personnel, posted onsite and is available on the Watkins internal website and Watpac website.
- The Project Environmental Management Plan (PEMP) outlines environmental objectives and targets.
- Objectives and targets continue to be monitored and communicated through the use of the CEMP, and achievement of these is being evaluated through inspections and audits.

4.1.2 Leadership, Planning and Resources

- The organisational chart was revised on 11 October 2019 (Rev. 11).
- Resources are allocated to the project as required, with a number of trades working on different activities, e.g. plumbing, concreting, waste removal, traffic controlling, etc.
- The PEMP contains detailed information of the relevant environmental aspects, impacts and controls. Information is reviewed periodically as part of the six-monthly PEMP reviews (last in November 2019).
- A legal requirements register continues to be in place with general project requirements. The aspects identified in the PEMP have a section where legal requirements are referenced.
- Changes in the SSD Conditions were identified and communicated to Watpac via Aconex on 2 August 2019, regarding inclusion of a Helipad.

4.1.3 Support

- Inductions continue to be delivered to employees and subcontractors, which contain awareness of environmental measures to be considered during construction.
- Weekly Toolbox Talks and daily pre-starts continue to be conducted on a weekly basis to maintain ongoing awareness of safety and environmental matters onsite.
- Internal and external communications continue to be managed through emails, regular internal, subcontractor and client meetings, Aconex transmittals, etc. Community communications, e.g. letterbox drops delivered to neighbours for extended working hours.
- The Project Environmental Management Plan (PEMP) was reviewed in December 2019. Communications were held with the Department regarding changes in the SSD conditions, e.g. for the construction of a helipad.
- Environmental sub-plans and other environmental documentation was in place to support the operation of the project
- Relevant environmental records are maintained in different ways, e.g. hard copies in folders, stored in the Aconex System and/or filed in the office shared drive.

4.1.4 Operation

- Maintenance of plant and equipment used onsite continue to be controlled through a mobile App. Service. Sighted evidence of logbook check completed for the EWP on the 5 December 19.
- Site signage was in place with most of the required project information. However, the authorised hours of work were not included as per the requirement of SSD Condition C23 (iii) – **OFI-01**.
- After replacement of the bulk oxygen tank by HealthShare communication has been sent to the Hospital noting the need to update their emergency procedures to reflect the changes.
- Dilapidation reports are available, as done previously; a new dilapidation report for the new access road will be done – **Note**.
- A new substation is being built, there will be Hold Points for Ausgrid to check when works progress.
- There are trees to be removed as part of Milestone 3 (sighted during site visit), approved by Council. Retained trees are not near the construction site.
- A Construction Noise and Vibration Management Plan was available and controls were in place per the Acoustic Logic report. There were not very noisy works, but noise monitoring readings continue to be undertaken as part of weekly inspection.
- Waste report sighted as part of the monthly PCG report. The target of 80% recycling or more (by weight) has been achieved by Watpac, e.g. 94% in October 2019.
- Bins and containers for different waste types were available throughout the site.
- Wastewater is tested for pH and turbidity before discharging.
- No demolition was taking place as part of the current works.
- Erosion and sedimentation controls were in place around the site, including sandbags around drains and silt fencing.
- A mix of solid hoardings and fencing was installed in the perimeter of the site and monitored for graffiti and advertising material. There were some fencing rearrangements in accordance with the site layout changes.
- Storage of dangerous goods was not observed during this audit, no chemicals found onsite.
- Watpac Emergency Response Plan Rev.6 dated 13 November 2019 includes several emergency scenarios and actions to follow for each one of them. There are levels of communication with the Hospital in the event of an emergency.

4.1.5 Performance Evaluation

- Environmental inspections are conducted by the contractor weekly. Inspection reports were available including photos of controls in place during each inspection.

- o Noise monitor equipment self-calibrates. No vibration monitors required for this period.
- o The second Construction Compliance Report was prepared and submitted on the 13 August 2019 to HI and report was submitted to the Department on 20th August 2019.
- o Not all project information required under Condition C27 a) iv) has been published in the NSLHD and Health Infrastructure websites, e.g. the audit noted that SSD condition C27 a) iv) regarding regular reporting on environmental performance and monitoring results is missing – **OFI-02**.

4.1.6 Improvement

- o A Non-conformance Register was in place, and corrective actions for quality, safety and environmental issues are raised as necessary.
- o No environmental non-compliances have been identified so far in the project.
- o A Complaints Register is available where information about the complaints is recorded including resolution reached. The 24-hour enquiries number and email address continue to be available for the community.
- o No environmental incidents have occurred so far in the project.

4.2 Identified Findings

The table below outlines the findings raised during the audit:

Finding No.	Ref.	Finding	Comment/ Recommendation
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.
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.

5. Conclusion

This audit was completed to assess the environmental controls established by Watpac against the requirements of the Development Consent for the project. The audit confirmed that Watpac has implemented its Environmental Management System to a satisfactory level, with two opportunities for improvement identified as part of the review.

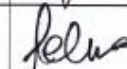
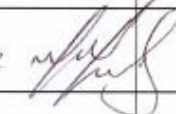
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Major Non-Conformance	0
Minor Non-Conformance	0
Opportunity for Improvement	2

It is suggested Watpac takes the feedback from this audit as an opportunity to make improvements in Environmental performance during the progress of the Project.

Appendix A. [Audit Attendance Sheet]

AUDIT ATTENDANCE SHEET			AQUAS	
PROJECT:	Hornsby Hospital Stage 2		AUDIT No.:	4
AUDITEE:	Watpac Construction		LEAD AUDITOR:	Luis Garzon
MEETING LOCATION:	Watpac/APP Site office			
OPENING MEETING DATE AND TIME:	10 December 8:30 am			
CLOSING MEETING DATE AND TIME:	10 December			

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	AQUAS	Auditor		
Miami Venetis	APP	Assistant Project Manager		
Helena Veyonic	Watpac	Building Cadet		
MARK CAHALAN	WATPAC	Project Manager		
BRAD EMBURY	APP	P.M		
NICK LIMBRY	WATPAC.	PROJECT MANAGER		

Appendix B. [Audit Checklist]

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
1.0	Environmental Policy (5.2)			
1.1	5.2	The Contractor has an Environmental policy authorised by top management. It includes: - commitment to continual improvement and prevention of pollution - commitment to comply with applicable legal and other requirements	HSEQ Policy reviewed – dated 8/11/19, signed by new CEO. Includes environmental commitment	Y
1.2	5.2	The policy is communicated to all persons working for or on behalf of the organisation	Sighted email from State Health & Safety Manager 8/11/19 communicating the policy to all personnel. Policy is also posted onsite.	Y
1.3	5.2	The policy is available to the public	Available in the Watkins internal website, the Watpac webpage and site office.	Y
1.4	Environmental Objectives and planning to achieve them (6.2)			
1.5	6.2.1	The Contractor has documented Environmental objectives and targets for relevant functions and levels of the project. The objectives and targets are consistent with the environmental policy, including the commitment to: - prevention of pollution - compliance with applicable legal and other requirements - continual improvement	PEMP Sec. 5 – key indicators for each of the aspects; 2.3 – KPIs. Objectives address prevention of pollution and compliance with applicable legal and other requirements.	Y
1.6	6.2.1	The objectives and targets are - measurable, where practicable - communicated	Objectives are communicated through the use of the CEMP. Some targets measured during environmental inspections, e.g. sighted Environment Inspection checklist, dated 9/12/19. Reduced to 1 page. Photos of controls in place.	Y
1.7	6.2.2	The Contractor has established, implemented and maintained a plan(s) for achieving its objectives and targets	Achievement of objectives and targets through the implementation of the PEMP, and review generally done through inspections and audits.	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
			PCG Reports prepared monthly – e.g. sighted November report - Section 9 Environmental report. Waste data from Oct 2019 by Grass Hopper 94% recycling for the month.	
2.0	Leadership (5.0), Planning (6.0) and Resources (7.1)			
2.1	Resources, roles, responsibility and authority (5.3)			
2.2	7.1	The Contractor has identified and provided the resources required to implement the EMS for the project, including: - human resources and specialised skills – Org Chart - technology & financial resources	Presented Project Organisational Chart Revision 11 of October 2019 with most recent changes, showing resources in place.	Y
2.3	5.3	Roles, responsibility and authority have been defined, documented and communicated in order to facilitate environmental management.	Position descriptions available for each employee. PEMP Section 3.2 outlines environmental responsibilities for key roles, e.g. - Construction/Operations Manager - Quality and Environmental Manager - Project Manager - Project Environmental Coordinator - Independent verification staff - Site Manager - Foreman - Contract Administrator - Direct labour - Subcontractors.	Y
2.4	-	A management representative(s) has been appointed by the Contractor and has defined roles, responsibilities and the authority for: a) ensuring the EMS is established, implemented and maintained in accordance with the Standard b) reporting to top management on EMS performance for review, including recommendations for improvement	Project Manager / QSE Manager, assisted by Project Cadet as required.	Y
2.5	Environmental aspects (6.1.2)			
2.6	6.1.2	The Contractor has identified the environmental aspects of its activities, products and services – and those with significant environmental impacts.	Aspects outlined in PEMP Section 5. Sec. 5.3 lists the most relevant aspects and controls. The format for each aspect includes: - Objective - KPI	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		This has considered planned or new developments, or new or modified activities, products and services.	- Actions / strategy Has an Environmental Risk Assessment – analysed all possible risks, some standard for all projects, some specific 12/3/2018 (Appendix 6.2)	
2.7	6.1.2	The Contractor has documented this information and kept it up to date – Aspects/Impacts Register	As above. Sections 2.3 and 5.3 refer to 6-monthly reviews, or as required. The Environmental Risk Assessment (PEMP Appendix 6.2) is dated 12/3/18 – contains generic aspects/impacts.	Y
2.8	Compliance Obligations (6.1.3)			
2.9	6.1.3	The Contractor has identified all legal and other requirements relevant to its environmental aspects and how they apply to the project.	- Legal Requirements Register in Appendix 6.6 has the general requirements for projects, for reference. It is not project specific. - PEMP Section 5, under each of the listed aspects has as legal reference. There were some changes in the SSD Conditions. These were communicated to Watpac via Aconex 2 nd Aug 2019 – Meeting meetings of Helipad, where SSD minor amendments were communicated.	Y
2.10	6.1.3	The Contractor has procedures for periodically evaluating compliance with applicable legal requirements. Records of the results of periodic evaluations are maintained	Benchmark requirements against SSD conditions, conduct weekly environmental inspections. Changes are made in the PEMP if required.	Y
2.11	6.1.3 9.1.2	The Contractor periodically evaluates compliance with other requirements to which it subscribes, and keeps records of the results of evaluations.	Six monthly evaluation, e.g. Construction Compliance Reports against SSD conditions – First one done January 2019. Presented Construction Compliance Report 13 August 2019, sent to HI and HI submits to Planning.	Y
2.12	A9, A10	Applicability of Guidelines – If directed by the Planning Secretary, the Contractor has ensured compliance with updated or revised versions of applicable guidelines, protocols, Standards or policies referenced in the Conditions of Consent (otherwise compliance is required with any referenced guidelines, protocols, Standards or policies in the form they are in as at the date of this consent).	Not Triggered. Note: Watpac consulted about compliance with newer requirements regarding cladding and were not required. Noted that the BCA Code 2016 has been updated, but project works to that one. Also noted amendment to SSD Conditions for inclusion of the helipad.	NA

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
2.13	A8	Structural Adequacy – All new buildings and structures, and any alterations or additions that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Has Blackett Maguire and Goldsmith Certificates – two 12/07/2018 and 11/10/2018. New Crown Certificates received covers 30/4/19 for remaining works (CC3), including extension of Emergency Dept, front of house and others. * * * Sighted BM Crown Cert No. 4 – with information for the new Helipad. Sighted sample drawing ARC-DNG-50-002 Rev Q – Now rev U; ARC-DNG-50-003 Rev Q is now Rev R.	Y
2.14	B9	The Contractor has ensured works are designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. The Certifying Authority 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.	Blackett Maguire is the Certifying Authority. iAccess consultants provided a report 25 September 2017 with all the provisions for DDA requirements. This forms part of submission to the certifying authority for certification, e.g. Crown Certificate 3 references it (revision of 25/02/2019 of the iAccess Report – with design changes incorporated).	Y
2.15	B13	Structural Drawings Prior to commencement of works, the Applicant must submit for approval of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent.	BCA Crown Certificate references the SSD 12/07/2018 Blackett Maguire and Goldsmith – drawings and other docs received (e.g. certifications) BCA Crown Certificate 2 of 11/10/2018 – sighted certificate with drawings and structural adequacy. Crown Certificate 3 of 30/4/19 includes any remaining drawings.	Y
2.16	B15	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012. Details must be submitted for approval of the Certifying Authority prior to commencement of the relevant works.	This is a permanent design item, done to BCA and relevant Australian Standards. - Item 19 of Crown Certificate - Item 7 of Crown Certificate Dewpoint Report of 6/2/2019 has references to SSD conditions B15, B16 and others (part of Crown Cert. 3).	Y
2.17	B16	The installation, operation and maintenance of warm water systems and water cooling systems must comply with the Public Health Act 2010, Public Health Reg. 2012 and Pts 1 and 2 (or Pt 3 if a Performance-based water cooling system)	Addressed in Crown Cert 3 (as above). Cooling Towers will be installed in January 2020.	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		
2.18	A21	For work costing \$25,000 or more, a Long Service Levy must be paid.	LS Levy has been paid – Receipt No. 00399139 of 2 October 2019.	Y
2.19	C24	To protect the safety of work personnel and the public, the Subject Site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.	WHS Ok. Scaffolds get checked monthly. Carry out WHS walks, e.g. sighted Construction Work Site Checklist APP/HI/Watpac – 5/12/19. Sent via Aconex and any issues raised followed up (Aconex response by Watpac).	Y
3.0	Support (7.0)			
3.1	Competency, training and awareness (7.2, 7.3)			
3.2	7.2	The Contractor has ensured that employees and subcontractors are competent on the basis of appropriate education, training or experience. Relevant training and competency records have been retained.	HR recruitment process managed by head office. - Subcontractors competencies managed tendering process – selection of qualified personnel – questionnaire to be completed. - Workers go through a Watpac online induction (general) and then there is a site specific induction.	Y
3.3	7.3	The Contractor has established a procedure to provide awareness to employees and subcontractors on: a) the importance of conformity with the environmental policy, procedures and requirements of the EMS b) the significant environmental aspects and related actual or potential impacts associated with their work, and the environmental benefits of improved personal performance, c) their roles and responsibilities in achieving conformity with the EMS d) the potential consequences of not following the relevant procedures.	All staff go through project induction. This includes working hours, hazardous substances, emergencies, lighting, and other specific environmental elements. Sighted example of induction form dated 10/12/19, Induction # 1560 M. Rafter. The form includes topics discussed including Environment – and ticked off. Have some subcontractors providing training in other language e.g. partition and façade contractor delivered training in Chinese. Toolbox talks are conducted every Monday (whole site) and daily pre-start (3D safety app). There is a WHS Committee.	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
3.4	C31	The Contractor must ensure that all of its employees, contractors (and their subcontractors) 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.	Apart from inductions and Toolbox Talks, Watpac provides to subcontractors the SSD conditions and the requirement to comply with all applicable project requirements. Changes to the SSD conditions were communicated to subcontractors, e.g. Aconex Ref. WTPC-RFI-002418 Variation (Mail No. WTPC-VDRCT-000254) of 15/11/19 to Westform Formwork regarding changes due to the new helipad. Toolbox talks carried out every Monday and as required., e.g. 9/12/19 presented by P. Ferris. Discussed complaint due to rubbish being left on Derby Rd.	Y
3.5	Communication (7.4)			
3.6	7.4.2	Procedures are in place for ensuring internal communication with regard to the environmental aspects and the EMS	- Communications about updated forms and other system updates from Head Office are received via email. - Fortnightly team meetings. - Weekly subcontractor meetings e.g. meeting 5th December – sighted minutes. Discussed Heat Policy, dewatering procedure, other safety and project issues, Section 4 environmental (no issues raised this week), etc. meeting 14th November – Section 4 highlighted issues with washout drums.	Y
3.7	7.4.3	Procedures are in place for communications with external parties, e.g. a) EPA, Council, Hospital, others b) Community engagement – provision of information, sensitive receivers, follow up	Contractors meeting – every 2 weeks APP, HI and Watpac, go through design, HSE, program, construction. Weekly DW Meeting to discuss any disruptive works. E.g. DW No. 78 dated 10/12/19 for disruptive works due to removal of trees to be conducted next week. Ongoing communications – e.g. via email. With <u>Dept. of Planning</u>: – e.g. to compliance@planning.nsw.gov.au – e.g. sent the Compliance Report. HI mostly deals with communications to Planning. With Council – minor communications e.g. traffic, trees. No recent communications. Community – nothing can be sent without APP/HI and Planning approval e.g. out of hours works. HI liaises with community.	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
3.8	A7	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 approval; and - provide details of the consultation undertaken, including: - a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and - details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	There have been letter box drops delivered to neighbours, e.g. 20/5/19 – extended hours for concrete pour. These have to be approved by HI. Has approval from Council for parking vehicles when required – paid a fee for that.	Y
3.9	B1	Notice of commencement of works If the construction or operation of the development is to be staged, the Contractor has notified the Department, Certifying Authority and Council, of the date of commencement and the development to be carried out in that stage. This is to be done in writing and at least 48 hours before commencement of each stage	Sighted letter of 28th June – ‘Notification of Commencement’ A letter was dropped to neighbours for info +/- 130 residents. Next stage will be part of a different approval.	Y
3.10	Documentation (7.5)			
3.11	7.5	The Contractor has procedures for control of documents and records, which includes: - approval of documents for adequacy prior to issue - review and update and re-approval - ensuring that changes and the current revision status of documents are identified - ensuring that relevant versions of applicable documents are available at points of use - ensuring that documents remain legible and readily identifiable - ensuring that relevant documents of external origin for the planning and operation of the EMS are identified and their distribution controlled - preventing the unintended use of obsolete documents and applying suitable identification to them if they are retained for any purpose	- Uses 'Watkins' system – has all current system documents, templates, forms, etc. - Aconex – project specific documentation e.g. the EMP + reports - Authorisation in the plan. - Documents are available in the server. - Have access to the NSW Gov. page for the project e.g. for SSD conditions. - Aconex docs – only have the current versions (older not shown) - G-Drive – have a 'superseded docs' folder - Some docs / records in G:/ Drive - Web FM – web based portal for management of defects. Evidence of reviews/ updates / approval, e.g. sighted transmittal from Watpac to APP of updated drawings on 27/11/19, then APP would circulate to others, as required.	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
3.12	B22, B23	Construction Environmental Management Plan a. Prior to the commencement of construction works, a CEMP must be submitted for the approval of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant: i) hours of work; ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council and TfNSW; iv) construction noise and vibration management, prepared by a suitable qualified person; v) management of dust and odour to protect the amenity of the neighbourhood; vi) erosion and sediment control; vii) stormwater control and discharge; viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; ix) procedures for encountering groundwater during construction works; x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint); xii) a protocol detailing appropriate proced. for identifying and dealing with unexpected finds of archaeological heritage; xiii) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; xiv) waste storage, recycling and litter control; b. The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and	Sighted CEMP – Rev. 6 of December 2019– authorised by PM. a) Transmittal to HI/APP 20/03/2018 via Aconex – original plan Email of 19/09/2018 – sent updated plans to Planning NSW. Sighted Aconex email of 12/04/2018 to the Certifier; no comments have been received from either party. Aconex internal submission of CMP and WMP dated 17/12/19 was provided as supplementary evidence. Submission was made after the Independent Environmental Audit – Note. Aspects required in SSD Cl. B22 addressed generally in: - PEMP and Sub-Plans - Traffic mgt is an Appendix to the Safety Management Plan. - PEMP Aspects (Section 5) b) Has a Noise and Vibration for Hospital as a ‘sensitive receiver’ (not in the SSD) – but not been submitted to the client. c) Plan was submitted – as per item a) above.	Y

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		c. The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work. The CEMP must be implemented by the contractor for the duration of the construction works		
3.13	B24, B25	Construction Noise and Vibration Management Plan to be submitted for approval of the Certifying Authority, to be implemented for the duration of the project and to be revised from time to time. Plan to address the following: i) be prepared by a suitably qualified expert; ii) be prepared in consultation with Council and all adjoining noise sensitive receivers where noise levels exceed the construction noise management levels, in accordance with EPA guidelines; iii) describe the measures to be implemented to ensure > best management practice is being employed; > compliance with the relevant conditions of this consent; iv) describe the proposed noise and vibration management measures in detail; v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works; vi) describe the consultation undertaken to develop the strategies in v) above; vii) evaluate and report on the effectiveness of the noise and vibration management measures; and viii) include a complaints management system that would be implemented for the duration of the construction works. The Contractor must submit a copy of the plan to the Dept. and to the Council prior to commencement of work. B25 – The CNVMP must be implemented by the contractor for the duration of the construction works.	CNVMP in place Rev 0 by Acoustic Logic, Doc 20180872.1/0624A/R0/TT of 24/06/18. Sighted submission to Blackett Maguire & Goldsmith, Aconex communication WTPC-GCOR-000647 of 29/6/18. No recent updates Acoustic logic Report – has recommendations for noise & vibration controls. Baseline reference noise measured. The Council has copy of the Plan. Follow requirements for noise management, e.g. excavation works not to start before 8:00am. Strategies e.g. Acoustic logic did measurements/ monitoring to get info for preparation of the Plan. Consultation was not required specifically for the Plan at this stage. Any disruptions managed during the DW process, E.g. DW No. 78 dated 10/12/19 for noisy works due to removal of trees to be conducted next week. The Plan includes recommendations for complaints management. There are 6 points for noise monitoring outlined in the Plan. The monitoring will be undertaken at the points as they become relevant through different milestones.	Y
3.14	B26, B27	Construction Waste Management Plan to be submitted for approval of the Certifying Authority, to be implemented for the duration of the project and to be revised from time to time. Plan to address the following:	CWMP in place, Rev. 01 27/June 2018 – Submitted to the Certifier via Aconex communication WTPC-GCOR-000647 of 29/6/18. Sighted Crown Cert. of 12/7/18 referencing the Plan. Any updates to CWMP? No recent updates, apart from the re-branding.	Y

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		i) recycling of demolition materials including concrete; and ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying Authority prior to the removal of any hazardous materials; The Contractor must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and The Contractor must submit a copy of the plan to the Department and the Council prior to commencement of work. B27 – The CWMP must be implemented by the contractor for the duration of the construction works	Use grasshopper as removal subcontractor. Purpose, Goal is to reuse / recycle 80% of waste. Has +/- 8 different waste streams: concrete, steel/ metal, timber, plastic/ paper/ cardboard. Has identification and management of hazardous materials. Also has tracking of vehicles transporting hazardous materials (take number plates) and they send dockets. Grasshopper would collect and segregate waste offsite as required. Copy of the Plan submitted – as part of the Crown Certificate.	
3.15	B28, B29	Construction Traffic and Pedestrian Management Plan to be submitted for approval of the Certifying Authority, to be implemented for the duration of the project and to be revised from time to time. Plan to address the following: i) location of proposed work zones & haulage routes; iii) construction vehicle access arrangements; iv) construction hours & construction program; vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes; vii) assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; viii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points; ix) details of anticipated peak hour and daily truck movements to and from the site;	CTPMP – Part of the Safety Management Plan (Appendix F) Rev. 1 March 2018. There are new TMPs submitted to APP on 4/12/19. Some comments on the next day. Once it is approved by HI they will be communicated to all other relevant parties. Plans are implemented. 3 main types of plans 1. CTMP – overarching prepared by RMS - Approved routes - Not affected by peak hour traffic 2. TCPs – e.g. for general site entry and egress; for crane erection, delivery of equipment	Y

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		x) details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; xi) details of temporary cycling and pedestrian access during construction; xii) details of proposed construction vehicle access arrangements at all stages; xiii) loading and unloading; xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures; xv) pedestrian and traffic management methods; xvi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works; xvii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the Hornsby Ku-ring-gai Hospital precinct. Existing CTPMPs for developments within or around the Site should be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network; and xviii) traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/ construction activities. The Contractor must submit a copy of the CTPMP to the Department and to the Council, prior to the commencement of works. B29 – The CTPMP must be implemented by the contractor for the duration of the construction works	3. VMP (Vehicle Movement Plans) – e.g. delivery of tower crane equipment.	
3.16	A15, A16	If necessary the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Secretary (e.g. after submission of a compliance report, or incident report, changes in the SSD conditions, or issue of a direction from the Secretary)	The CEMP Rev. 03 was sent to Planning as part of the Construction Compliance Report. Initial documents sent in March 2018 and then updates were sent in September 2018. Updated CEMP sent in Jan 2019 and a further update was sent as per OFI of previous AQUAS audit.	Y

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		Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.	Review of the PEMP carried out during December 2019 (Rev. 6). Relevant changes in the SSD conditions, e.g. for the construction of a helipad were discussed with the Department.	
3.17	C1	Approved Plans to be On-site. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept onsite at all times and must be readily available.	Plans Available in site office and in Server (G: Drive). - 2 REFs - SSD - Certifications (e.g. Crown Cert) – G:Drive - Plans in Aconex.	Y
3.18	Control of records (7.5)			
3.19	7.5.3	The Contractor has established and maintained necessary records to demonstrate conformity to the requirements of its EMS and the Standard, and the results achieved.	PEMP Sec. 4.12. - Some are part of safety e.g. Inductions, Toolbox Talks (hard copies, kept in folder in Safety Advisor bookshelf) - Inspections, other environmental records – have a folder in shared drive e.g. complaints, waste diversion reports, meeting inspections - Reports – Aconex e.g. EIS, contamination, others within SSD, Drawings - Sighted Water Report Card 15/01/19 & 20/12/18 (Turbidity test failed, so water was not discharged) Specific records sighted as per further sections of this checklist.	Y
3.20	7.5.3	Procedures have been established for the identification, storage, protection, retrieval, retention and disposal of records.	Part of the Head Office Management System procedures – Document Control procedure. There is a document controller.	Y
4.0	Operation			
4.1	Operational controls (8.1)			
4.2	8.1	The Contractor has identified and planned controls associated with the significant environmental aspects to ensure that operations are carried out under conditions that minimise harm to the environment.	All Aspects identified in the CEMP have Management Strategy and specific actions e.g. Noise controls: - Noise monitoring in specific sensitive points Sedimentation controls: - Socks around drains - Silt fences - Washout drums. - Signage, etc.	Y

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4.3		Conditions of Development Consent – Before Commencement of Works		
4.4	A6	No consent is granted for the demolition of the 'Palmerston' building.	Not part of SoW. Was a provision under the submission, not approved at this point.	Y
4.5	A17	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Control of equipment is done as part of the safety system and managed through 3D Safety app, e.g. - Sighted evidence of logbook check completed on 5/12/19 for EWP. - Vibration or dust monitors not required onsite at the moment. Will be installed later when relevant.	
4.6	A19, EPA Reg. Cl 98A, C23	Prescribed conditions – Signage : 2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: (a) showing the name, address and telephone number of the principal certifying authority for the work; (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; (c) stating that unauthorised entry to the work site is prohibited. Site Notice – to include certifying authority, structural engineer, the approved hours of work.	Signage sighted during site walk, generally required items are included, however authorised hours of work were not displayed. It is suggested to include hours of work in the site signage.	OFI-01
4.7	B3, B4	Reflectivity, Outdoor lighting Compliance with requirements	Certifier has provided all the architectural drawings including exterior finishing schedule. Sighted: - Certificate of Design for reflectivity of 7/09/18 by Bonacci Group. - Electrical Design Cert. Wood & Grieve Eng. 15/8/18 Crown Certificate 11/10/2018 items 11, 12, 6, 17	Y

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4.8	B5-B8	Hazards – design of oxygen supply The Contractor has ensured that: B5 The design and operation of the hospital's oxygen supply system (including the use of the liquid oxygen bulk storage tanks, any oxygen cylinders connected to the oxygen supply system and any temporary oxygen supply tanks) be in accordance with AS 1894 'The storage and handling of non-flammable cryogenic and refrigerated liquids' (AS 1894). B6 All control measures or safeguards described in the Preliminary Hazard Analysis (PHA, 9 February 2018) will be implemented. B7 As necessary and in accordance with AS 1894, the hospital's Emergency Plan and emergency procedures have been updated to include emergency situations involving the hospital's oxygen supply system, as described in the PHA (9 February 2018). B8 If temporary oxygen supply tanks are to be installed prior to demolition of existing liquid oxygen bulk storage tanks for the purpose of hospital oxygen supply prior to commissioning of new tanks, the design and operation of these temporary tanks must be verified with AS 1894 and/or other relevant Australian Standards.	HealthShare has coordinated the replacement of the oxygen tank. Logistics were coordinated with Watpac, as access had to be given through the worksite. The protection shed was lowered after the tank was replaced. There is signage indicating a minimum exclusion zone for hot works and clear access to the tanks at all times (in case access is required). Communications are in place when refilling. The Hospital presented their current emergency procedures, which refer to the old oxygen tank. The Project Manager has asked for them to be updated to reflect any changes with the new tank, e.g. provider is now Coregas. No changes since the previous audit – Note.	Y
4.9	B10	The Contractor has submitted Plans demonstrating compliance with the following requirements for bicycle parking, to the satisfaction of the Certifying Authority: a) provision of a minimum of 18 bicycle parking spaces; b) layout, design and security to comply with all applicable minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries, incorporating adequate lighting and opportunities for passive surveillance; and	Architectural drawings submitted for certification. Part of Crown Certificate. Note: Construction of the bicycle parking will become relevant at the very end of the project. The initial design has been submitted (covered by Crown Cert 3) – final design is still in progress, as part of landscaping.	Y

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		c) provision of end-of-trip facilities for staff including showers, change room and lockers.		
4.10	B12	Pre-Construction dilapidation reports Report submitted to the satisfaction of the Certifying Authority & copy to Council	Email was sent on 19/09/2018 to Planning and Council with dilapidation reports. - Presented 4 reports: - Derby – Watpac - Star and Hope – Structural Engineer (Cardno) - Cottage 93 – Watpac - Little Learning School – Structural Eng. 04/09/18 Photographic report / condition of building A new dilapidation report for the new access road will be done – Note.	Y
4.11	B18	Public Footpath The existing concrete footpath along the boundary of the site is to be reinstated where impacted by the proposed works to relevant Council specifications and standards	Not Triggered. Footpath not affected at the moment under this SSD. There has been an agreement with Council that they will reinstate the footpath after all the construction is completed (late 2021). Sighted email to Hornsby Council 29/11/19 from Nick Limbrey with summary of agreement – Note.	NA
4.12	B19	Stormwater and Drainage Works Designed in accordance with Council's relevant specifications and standards and other specific requirements. Water treatment system designed as per Council requirements	Crown Certificate – Hydraulic outside fence – covered by another works conditions (REF determination – approval 004/2018 – 04/04/2018) – Not relevant to this SSD. For internal stormwater drainage, the design would be approved as part of Crown Certs 1, 2.	Y
4.13	B20	On-site Stormwater detention and Water Quality An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements: a) the developing area of the site shall ensure its 5-year average recurrence interval (ARI) runoff reduced to the pre-development site cover rate. The volume of the onsite detention system shall ensure its capable of detaining the 20-year ARI post-development site cover storm;	Civil Design Certificate (Crown Certificate, Item 4). The onsite stormwater detention system will be done in Milestone 4.	Y

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		b) the water quality treatment system shall be designed and constructed to provide water quality outcomes as per Council's HDCP2013 Section 1 C.1.2.i requirements; c) have a surcharge/inspection grate located directly above the outlet; d) discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system; e) where above ground and the average depth is greater than 0.3 metres, a 'pool type' safety fence and warning signs must be installed; and f) not be constructed in a location that would impact upon the visual or recreational amenity of residents.		
4.14	B21	Road Works Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved footpaths must be constructed along the area where road works are to be undertaken. In relation to public roads or classified road (as defined under the Roads Act 1993), all roads and traffic facilities must be designed to meet the requirements of Council and RMS (if applicable) and obtain any necessary permits and approvals from the relevant road authority, prior to the commencement of road or pavement construction works.	Not Triggered. No road works conducted at the moment. Road reinstatement as part of the REF (see checklist item 4.12). Possible crossovers may happen later in the project. Nothing with the council.	NA
4.15	B32, B33	Utility Services Prior to the commencement of construction work the Contractor is to negotiate (as necessary) with the utility authorities (e.g. Ausgrid and telcos) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure. Prior to the commencement of above-ground works written advice must be obtained from the electricity supply authority, an approved telco carrier and an approved gas carrier (as	Has communicated with Telcos, Ausgrid about low power lines. A new substation is being built. There will be Hold Points for Ausgrid to check when works progress, currently to be done sometime in Jan 2020.	Y

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		relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services		
4.16	B34	External Walls and Cladding Compliance with requirements of the NCC	Design has been submitted – final design. Sighted various Certificates for Alcadex, Deco, Finesse, Terracade, etc. Will use composite, non-combustible panels, glass, aluminium.	Y
4.17	B42 B45	Tree Protection The tree protection measures outlined in the <i>Arboricultural Development Assessment Report</i> , prepared by Moore Trees, dated October 2017, are to be implemented and maintained. Certification from the arborist required.	Have a report from Moore Trees – provided a Tree Protection Plan There are trees to be removed as part of Milestone 3 (sighted during site visit), approved by Council. Retained trees are not near the construction site (map sighted from the Arborist Report Oct. 2017). Sighted Aconex correspondence of 13/9/18 from Watpac to BM+G with submission of package for Crown Certificate 2, which included Arborist certification. Also sighted CC2 Item 16	Y
4.18	B43	A project arborist with AQF Level 5 qualifications must be appointed to provide monitoring and certification throughout the construction period.	Moore Trees is the project arborist	Y
4.19	B44, C32	Tree protection fencing for the trees to be retained must be erected around trees to be retained at a minimum distance based on the trees structural root zone C32. Building materials and Site Waste The filling or stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, waste water or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent.	Not Triggered. Item may not become relevant (as per item 4.17)	NA
4.20	B46	Ecologically sustainable development – details of design measures to be submitted, equivalent to Green Star Health Care 4 star rating	Natural ventilation, natural lighting. Steensen Varming (consultant) Report of 21/02/2018 has options regarding façade, ventilation, mechanical (design stage). JV Assessment – building envelope assessment – modelling for interaction with the mechanical system.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
4.21		Conditions of Development Consent – During Construction		
4.22	C2, C3	Construction Hours Compliance with requirements for construction hours Compliance with hours for noisy works (rock breaking, hammering, etc.)	7am – 6pm weekdays – usually end at 4pm 8am – 1pm Saturday No work on Sundays or Public Holidays. No extended hours are required for now.	Y
4.23	B14	Construction Noise Management Contractor must incorporate all relevant noise mitigation recommendations in the letter <i>Hornsby Ku-ring-gai Hospital Stage 2 Redevelopment - Response to Planning NSW Queries</i> prepared by Acoustic Logic, dated 26 April 2018, in the detailed design drawings and submit for the approval of the Certifying Authority.	Some design elements for final building are included in Crown Certificates, e.g. generators insulation. – done. Crown Cert for Noise mitigation recommendations included in detail design drawings & sent for approval by the Cert. Authority. Noise management during construction is as per the CNVMP. Contractor follows the Plan which covers more detail than the Acoustic Logic report.	Y
4.24	C4	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 CNVMP required under condition B25.	Controls established as per Acoustic Logic Report, e.g. - Machinery to be used, e.g. to avoid use of reverse beep where possible - Bored piles (rather than driven piles) – Activity finished - Use of plywood panels (rather than 'acoustic panels') Conduct Noise Monitoring readings – Handheld noise monitor used during weekly environmental inspections at the nominated monitoring points. There are not very noisy works at the moment, but still do noise monitoring as part of weekly inspection, e.g. sighted inspection report 9/12/19 item 3 ("Derby Rd: 65.2B (equalised over 2m)").	Y
4.25	C5	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the Noise Policy for Industry, 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	This is associated with checklist item 4.31 NA for this audit	Y
4.26	C6	The Contractor must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts	There is a specific area for construction vehicles to park to bring materials or load with waste. Vehicles only scheduled during working hours.	Y

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		outside of the construction hours of work outlined under condition C2.	Note: Sometimes workers arrive before 7am to get ready – there is a shuttle bus from 5am – 5pm, but this is generally is not an issue.	
4.27	C7	The Contractor must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline	Some exceedances are expected – e.g. vibration during pouring – in these cases has communication with the hospital and/or other receivers. Respites taken during staff breaks (two breaks in the day, morning tea and lunch), but would consider others per communications with the Hospital. Currently no noise/ respite periods required – no noisy works. No complaints about noise have been received.	Y
4.28	C8	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles	Done, as per checklist item 4.24. Half of the work is completed, to be finished by mid-February 2020	Y
4.29	C9	The Contractor must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Minimise use of reversing in vehicles – use of squawkers, no beeping Have a regime for maintenance of equipment – records kept in hard copy in safety folder at the site office.	Y
4.30	C10	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the Subject Site	Has a handheld noise monitoring device, used in nominated locations. 75 – 80 dB(A) as per Noise & Vibration Management Plan, no more than 15min. Presented map with sensitive receivers and showing noise monitoring locations. Purple ones are only vibration monitors. No complaints have been received regarding noise. Evidence of noise monitoring noted as part of environmental inspections.	Y
4.31	C11	Vibration Criteria Vibration caused by construction works to meet the established limitations.	Criteria to work to: 1mm/s. No vibration for works currently taking place. Will have works causing vibration in Feb 2020.	Y
4.32	C14	Waste All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Sighted Waste Report as part of the monthly PCG report, e.g. waste data from Oct 2019 by Grass Hopper - 94% recycling forss the month.	Y

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4.33	B17	Storage and Handling of Waste (end product) An appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the site.	There will be waste storage facilities as per the "Modification of Development Consent" dated 8 th May 2019, where separate storage and collection of organics/food waste is no longer required.	Y
4.34	C15	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Trucks have a cover coming out of a mast. Drivers are liable if the trucks don't get covered. Grass Hopper covers material, except steel bins. No trucks taking out excavation spoil at the moment.	Y
4.35	C16	The Contractor must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.	Observed during site walk – Concrete washout within building.	Y
4.36	C34	Excavated Material All excavated material removed from the site must be classified by a suitably qualified person in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to disposal to an approved waste management facility.	There was no excavated material as part of the current works onsite.	Y
4.37	C36	Trade Waste Liquid trade waste generated on the site must be discharged in accordance with a trade waste agreement with Sydney Water and by a licensed liquid trade waste contractor.	When required, water is tested, pumped out to stormwater after verification of measurements. Sighted Water Meter Report Card for control of water quality, last one done on 2/9/19 and 18/9/19. Turbidity, pH within limits. Ok to discharge.	Y
4.38	C21	All construction vehicles associated with the proposed development are to be contained on site, unless otherwise approved through the approval for a construction zone on the Council roadway	Approval letter from Hornsby Shire Council for the 'Work Zone' 5/6/18 – applied on 29/05/18. Ref No. F2004/09773. This approval is still current. Vehicles load and unload within the site, the works zone is more for vehicles waiting, as necessary.	Y
4.39	C22	Demolition To protect the surrounding environment, all demolition work must be carried out in accordance with "Australian Standard	No demolition taking place as part of the current works. New demolition works to start in Jan-Feb for Milestone 3 .	NA

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		2601-2001 - The Demolition of Structures" and the following requirements: - Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan - Any asbestos to be removed by a licenced contractor - Meet signage requirements		
4.40	B11, C19	Erosion and Sediment Control Soil erosion and sediment control measures must be designed in accordance with Blue Book & approved by certifying authority. Control measures to be effectively implemented and maintained for the duration of the works.	B11. TTW – civil consultants – provided a Sediment Control Plan – mostly from Blue Book – CIV-DNG-00-902 Rev. A 28/06/2018 issued for construction. C19. Controls observed during site visit, e.g. sand bags around drains.	Y
4.41	C20	Disposal of Seepage and Stormwater Not to be pumped to the street stormwater system unless approved	Wastewater is tested. Sighted Water Meter Report Card for control of water quality, last one done on 2/9/19 and 18/9/19. Turbidity, pH within limits. Ok to discharge.	Y
4.42	C12, C13	Contamination Remediation works at the site are to be undertaken in accordance with the recommendations and findings of the Remediation Action Plan prepared by Douglas Partners and dated May 2018. C13 Should any new information come to light during construction works which has the potential to alter previous conclusions about contamination, the Certifying Authority must be immediately notified and works must cease in the vicinity of the suspected contamination. The Certifying Authority will determine whether further investigation, or the need for remediation, is required before construction works can recommence	An old fuel storage tank UST had to be removed and soil remediated (unexpected find) – followed a process for cleaning / decommissioning / removal of tank and removal of contaminated soil. No remediation works undertaken since the last audit – new remediation works to commence in Jan2020.	Y
4.43	C17	Handling of Asbestos	No handling of asbestos since previous audit – will trigger in Jan/20.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction	Has an Asbestos Removal Control Plan in Draft, by ASP – licenced removal contractor. Sighted Aconex communication of 6/12/19. Removal will be coordinated between Delta and ASP.	
4.44	C18	Unexpected Finds - Non-Aboriginal Heritage Procedure in place, cease works, contact OEH, assess, take action.	Not Triggered. No cultural / non-Aboriginal Heritage finds. Mentioned statues of lions, which have been saved and will be relocated.	NA
4.45	C25, C26	Hoarding/Fencing Requirements A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works; Other requirements: no advertising material, no graffiti. Permit for hoardings over council footways or road reserve.	Have a mixture of solid hoardings and fencing in the perimeter of the site. Condition monitored daily. No issues identified during the site walk. Some fencing changes in accordance with the site layout changes, and there will be further modifications as part of the possession of Building 2 – old Medical Imaging.	Y
4.46	C33	Council Property – no materials on footpath	Site is well enclosed, no materials present on footpath as observed during site walk.	Y
4.47	C35	Storage of Flammable and Combustible Goods in bunded area	No chemicals found onsite. Will check when Delta are back onsite.	NA
4.48	C37	Traffic Control Compliance The development must be carried out in accordance with the Construction Traffic Management Plan prepared under this consent.	Have permanent traffic controllers at the site entry as per TMP. TMP prepared by RTMS (staff blue card). Will submit plans as required, e.g. Traffic control Plans have been approved for the new access on Palmerston Road. RTMS is the Traffic Management Contractor. Sighted email correspondence between RTMS and Council (10/12/19 & email trail below) regarding permit approval. Sighted Hornsby Shire Council Permit Ref. CLOSE/17/2019 of 9 December 2019.	Y
4.49	Emergency preparedness and response (8.2)			
4.50	8.2; B7	The Contractor has established procedures to:	Have an Emergency Response Plan Rev.6 of 13/11/19 signed by the PM. Includes different scenarios of safety and environmental emergencies.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		- identify potential emergency situations and potential accidents that can have an impact(s) on the environment - determine how it will respond to them	Have flowcharts for: - Notifications; - Injuries; - Evacuation; - Medical emergencies; - Fire	
4.51	8.2	The emergency response procedures include measures to prevent or mitigate associated adverse environmental impacts.	As above	Y
4.52	8.2	Emergency preparedness and response procedures are periodically reviewed and revised, as necessary, in particular, after the occurrence of accidents or emergency situations. Emergency preparedness and response procedures are periodically tested, where practicable	The Emergency Plan is reviewed periodically, as the site layout changes. For Rev. 6 some roles were updated and the Hospital St. evacuation plan was included. Has Emergency Contacts List in place, and is preparing a "Christmas Emergency Contacts List" for the Xmas shutdown period.	Y
5.0	Performance Evaluation (9.0)			
5.1	Monitoring and measurement (9.1)			
5.2	9.1	Documented procedures have been established to monitor and measure on a regular basis the key characteristics of operations that can have significant environmental impacts.	Conduct weekly Environmental Inspections – have a folder with inspections e.g. sighted environment Inspection checklist dated 9/12/19; includes photos of controls in place during the inspection. The report was revamped and reduced to 1 page.	Y
5.3	9.1.1	The procedures include: - the documenting of information to monitor performance - effectiveness of applicable operational controls - conformity with the organization's environmental objectives and targets	Monitoring is documented in the PEMP. Effectiveness to be assessed when preparing Performance Report for Planning. Conformity with environmental objectives and targets assessed. Monthly reports, e.g. PCG for November/19	Y
5.4	9.1.1	Monitoring and measuring equipment is calibrated, maintained and stored as necessary. Records or calibration are maintained	Noise monitor self-calibrates – gets a new device each year. No vibration monitors required for this period.	Y
5.5	A11	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	Environmental monitoring, e.g. Independent Environmental Audits (by AQUAS) – as per SSD Conditions B39, B40; Environmental inspections.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		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, noncompliance notification and independent environmental auditing.	Also, there was an internal audit carried out by Watpac on 18/06/19.	
5.6	B35, B36	Compliance Reporting A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works.	Report by Blackett and McGuire Goldsmith.	Y
5.7	B37, B38, C30	Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of 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. 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 the Secretary.	First six-monthly Construction Compliance Report has been prepared and submitted 9/01/19. Additional information in the six-monthly Compliance Report has been included as per the Planning document <i>Compliance Reporting Post Approval Requirements June 2018</i> . – Watpac submitted the second Construction Compliance Report on 13 August 2019 to HI. HI submitted the CCR report to Planning, per sighted email dated 20/08/19.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
5.8	B39, B40, B41	Independent Environmental Audit No later than a month before the commencement of construction works or as agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of ASINZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development. > All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: - assesses the environmental performance of the development, and its effects on the surrounding environment including the community; - assesses whether the development is complying with the terms of this consent; - reviews the adequacy of any document required under this consent; and - recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent. > Within three months of commencing an Independent Environmental Audit, or as agreed with the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The	Environmental Audits conducted by AQUAS in September 2018, January and June 2019, as per the Audit Program submitted to the client. Presented confirmation of receipt of the August/19 Compliance Report by DPIE, which included submission of the June 2019 Audit Report. Last Audit in December 2019.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		recommendations must be implemented to the satisfaction of the Secretary		
5.9	C27	At least 48 hours before commencement of construction until the completion of all works, the Contractor must make the following information and documents publicly available on its website: - statutory approvals - approved strategies, plans and programs - performance reporting & monitoring results - project status - complaints register Information must be kept up to date.	NSLHD have been provided with information for publication in their website. Information has been published, as per audit response Aconex Ref. WTPC-GCOR-007812 of 31/5/2019 with links to Infrastructure and NSLHD webpages. The audit noted that not all the required information has been published on the HI website, e.g. currently missing C27 a) iv) regular reporting on environmental performance and monitoring results.	OFI-02
5.10	Internal Audit (9.2)			
5.11	9.2	The Contractor has ensured that internal audits of the EMS are conducted at planned intervals to determine: a. whether it conforms to planned arrangements for environmental management including the requirements of the Standard b. whether it has been properly implemented and is maintained	An internal audit was carried out by Watpac H.O. on 18/06/19	Y
5.12	Management Review (9.3)			
5.13	9.3	Top management reviews the EMS at planned intervals to ensure its continuing suitability, adequacy and effectiveness. Reviews include assessing opportunities for improvement and the need for changes to the EMS, including the environmental policy and environmental objectives and targets.	Happens at a Head Office level. Evidence not available onsite	-
6.0	Improvement (10.0)			
6.1	Nonconformity, corrective and preventive action (10.2)			
6.2	10.2	Procedures are in place for: a. identifying and correcting nonconformities and taking actions to mitigate their environmental impacts	Sighted Non-Conformance Register Rev.01, has actions for quality, safety environmental issues. E.g. item WTPC-NCR-000023 refers to	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		b. investigating nonconformities, determining their causes and taking actions in order to avoid their recurrence c. evaluating the need for actions to prevent nonconformities or avoid their occurrence d. recording the results of corrective and preventive actions taken e. reviewing the effectiveness of corrective and preventive actions	sedimentation controls requiring rectification, dated 8/7/19. Action closed out.	
6.3	10.2	Any necessary changes arising from corrective and preventive actions are reflected in the EMS documentation.	None triggered by environmental NCRs. Reviews would be made as required.	NA
6.4	A12	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department within seven days after they identify any non-compliance.	Not Triggered. No non-compliances identified so far that need to be notified.	NA
6.5	A13	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	As above.	NA
6.6	Complaints Management			
6.7	B30	Complaints and enquiries procedure The following must be made available for community enquiries and complaints for the duration of construction: a) a toll-free 24-hour number for complaints and enquiries about the works; b) a postal address to which written complaints and enquires may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted.	Have a Complaints Register. 24-hour number and email address available in signage at worksite entrance. Sighted complaints register in the HI site. 10 complaints recorded so far. Last on 8/11/19, resident came in person. 3 complaints since the last audit, all closed out and available on website.	Y

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6.8	B31	A Complaints Management System must be implemented, including a Complaints Register to be maintained recording information about all complaints associated with the project, e.g. d) number of complaints received; e) number of people affected in relation to a complaint; f) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.	Have a Complaints Register – As above.	Y
6.9	Incident Management			
6.10	A23, C28 A14	The Department must be notified in writing to compliance@planning.nsw.gov.au within 24 hours after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Not Triggered. No notifiable environmental incidents have been reported.	NA
6.11	A24	a) A written incident notification must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred. b) Written notification of an incident must: i) identify the development and application number; ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected; iv) identify when the Applicant became aware of the incident;	As above.	NA

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		v) identify any actual or potential non-compliance with conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident.		
6.12	C29	Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with condition A 19.	As above.	