

29 July 2019

Adrian Timp
Senior Project Director
Health Infrastructure
14/77 Pacific Highway
North Sydney NSW 2060

Dear Adrian,

Re: Audit Process Letter
Main Works. Nepean Hospital Redevelopment, Nepean Hospital,
Kingswood, NSW

As a NSW EPA Accredited Auditor, I have ultimately been engaged by Health Infrastructure to provide independent review of whether the land at 35-65 Derby Street, Kingswood, NSW, over which the Main Works of the Nepean Hospital Redevelopment extend, is suitable for the proposed hospital uses as defined in Section 4 (1) (b) (iii) of the NSW Contaminated Land Management Act 1997 (the CLM Act).

Development approval (SSD 8766) was issued by Department of Planning and Environment on 25 February 2019. The Audit was initiated to comply with conditions B8 and B9 of the DA approval and is therefore a statutory audit. Notification of the site audit (MP142) was forwarded to the EPA on 3 April 2019.

The SSD 8766 states: *Site Contamination*

B8. Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan (54794/118777 - Rev O) dated 9/11/2018 and prepared by JBS&G.

B9. Prior to the commencement of earthworks, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.

I undertook a review of the following documents:

- EIS, 24 February 2017, Preliminary Environmental Site Assessment (Contamination), Proposed Hospital Upgrade, Nepean Hospital, Derby St, Kingswood NSW
- EIS, 18 December 2017, Preliminary Stage 2 Environmental Site Assessment for Nepean Hospital & Integrated Ambulatory Services Redevelopment – Concept & Stage 1 SSDA, Nepean Hospital, Derby Street, Kingswood, NSW
- JBGS&G, 4 October 2018, Data Gap Assessment, Main Works, Nepean Hospital Redevelopment, Nepean Hospital, Kingswood, NSW 2747.
- JBS&G, 9 November 2018, Remedial Action Plan, SSDA Main Works, Nepean Hospital Redevelopment, Nepean Hospital, Kingswood NSW 2747



I issued email comments on the technical aspects of the documents.

I undertook a site visit on 13 March 2019 to confirm the current site conditions.

To complete the Audit, the following are required:

- Site visit during and following the remedial works.
- Following the remedial works and successful validation, review the validation report.
- Review of the asbestos register.

Ultimately, I will prepare a Site Audit Statement Section A and a Site Audit Report concluding as to the suitability of the site.

If you have any comments or questions, please do not hesitate to contact the undersigned at melissa.porter@senversa.com.au or via mobile on 0402537759.

Yours sincerely,

Melissa Porter

NSW EPA Accredited Auditor 0803

Technical Limitations and Uncertainty – JBS&G and EIS included limitations in their report. The letter must also be subject to those limitations. The Auditor has prepared this letter in good faith, but is unable to provide certification outside of areas over which the Auditor had some control or is reasonably able to check. The Auditor has relied on the documents referenced in preparing the Auditors' opinion. If the Auditor is unable to rely on any of those documents, the conclusions of the audit could change. It is not possible in a letter to present all data which could be of interest to all readers of this report. Readers are referred to the referenced reports for further data. Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

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