

# Audit Report

INDEPENDENT AUDIT 2

WAGGA WAGGA HOSPITAL REDEVELOPMENT STAGE 3

SSD 9033

JUNE 2020



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# 1 INTRODUCTION

## 1.1 BACKGROUND

The Wagga Wagga Health Service (WWHS) Redevelopment Stage 3 project scope is described as follows:

- An undercroft parking facility.
- 28 flexible Aged Care Beds, including 4 dedicated beds for Acute Delirium.
- 24 Rehabilitation beds, including inpatient therapy and ADL facilities shared with the Aged Care and Older Persons Health inpatient units.
- A 24 bed Older Person's Mental Health Inpatient Unit, including 8 T-BASIS beds.
- A 20 chair Renal Dialysis Unit plus 4 training chairs (2 x HD and 2 x peritoneal) collocated with other Extended Hours Services.
- Ambulatory Clinics, Rehabilitation and Allied Health, comprising 60 bookable (electronic patient flow management system) Interview / Consult rooms and Gym / Allied Health treatment spaces. Services accessing this area will include Primary and Community Health, Outpatients, Prosthetics and Orthotics, Mental Health, Drug and Alcohol, and Oral Health services (8 Dental Chairs).
- An education area including library, conference rooms (60 seats total) and a lecture theatre (100 seats).
- Extended Hours Services including Hospital in the Home, Integrated Care, Rapid Assessment Clinic, After Hours GP, and Infusions using 10 treatment spaces and 6 consultation rooms and shared support areas with renal dialysis.
- Workforce and office accommodation will be provided for staff associated with stage 3, refined through New Ways of Working (NWW).
- The NWW assessment will be also extended to Support Services staff, including Patient Flow, IT, HealthShare, Health Information Services, Pastoral Care and Volunteer Services.

CPB Contractors have been engaged to construct the project. CPB have engaged NGH to conduct the Independent Audits in accordance with the Audit program submitted to the Department of Planning and Environment (DPIE). This audit is the third independent audit of the project.

## 1.2 AUDIT TEAM

The audit was undertaken by Erwin Budde, Exemplar Global Certified Principal Environmental Auditor. Erwin has around 21 years experience as an environmental professional and 16 years of auditing experience.

## 1.3 OBJECTIVES

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD 9033 issued by the Minister for Planning on the 18<sup>th</sup> December 2018, as modified, and in accordance with the requirements of the *Independent Audit Post Approval Requirements*, June 2018 (DPIE 2018).

## 1.4 AUDIT SCOPE

The scope of the audit was generally in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (June 2018). The scope in general included:

- Conditions of consent applicable to the construction phase of Stage 3 of the redevelopment project
- All post approval documents required by the conditions of consent (eg EMPs)
- All environmental licences and approvals applicable to the development (excluding EPL)
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate

## 1.5 AUDIT PERIOD

The audit period for this audit was from the date of the last audit, 19<sup>th</sup> November 2019 to the date of the documentation audit, 27<sup>th</sup> May 2020.

## 2 AUDIT METHODOLOGY

### 2.1 AUDITOR APPROVAL

The Department Planning and Environment (the Department) agreed to the nomination of Erwin Budde as the Auditor for the project on 4<sup>th</sup> May 2019 (Appendix B).

### 2.2 SCOPE DEVELOPMENT

The audit scope as developed during the preparation of the Audit program. This involved:

1. Reviewing the SSD 9033 Conditions
2. Reviewing the DPIE Independent Audit – Post Approval requirements (June 2018)
3. Reviewing the previous Independent Environmental Audits (24/5/19 & 19/11/19)
4. Preparing the Audit Table.

### 2.3 AUDIT PROCESS

A document review was undertaken off site. The document review included a review of the Conditions of Approval and all management plans and sub plans.

An Opening Meeting was held on 27<sup>th</sup> May 2020 at 8am via Microsoft Teams. Present at the opening meeting were:

- Emma Gardner, HSE Manager, CPB

A closing meeting was held on 27<sup>th</sup> May 2020 at 5pm via Microsoft Teams. Present at the closing meeting were:

- Emma Gardner, HSE Manager, CPB

On site document review occurred throughout the site audit.

### 2.4 AUDIT INTERVIEWS

Interviews were held with a number of staff including:

- Emma Gardner, HSE Manager, CPB
- Jeanette Sleiman, Design Manager, CPB
- Scott Albury, Client Representative, Savills
- Gary Wellen, Services Manager CPB

No interview requests were not granted.

### 2.5 SITE INSPECTIONS

A site inspection was conducted on 28/5/20 at 8.30am. The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works. No restrictions to access occurred during the site visit.

## 2.6 CONSULTATION

Consultation with DPIE was undertaken prior to the commencement of the audit.

## 2.7 COMPLIANCE STATUS DESCRIPTORS USED IN THIS REPORT

The compliance descriptors used in this report are:

<b>Compliant</b>	Requirement has been met
<b>Non-Compliant</b>	Requirement has not been met
<b>Not Triggered</b>	Requirement not relevant to the current stage of work

# 3 AUDIT FINDINGS

## 3.1 APPROVAL AND DOCUMENT LIST

Note – additional documentation referred to in this audit are noted in red text.

- The Environmental Impact Statement, Wagga Wagga Base Hospital Redevelopment Stage 3 (Ethos Urban, 28 June 2018) and related appendices and submissions report.
- Consolidated Development Consent, SSD 9033 (Mod 2 25/8/19)
- Design Verification Certificate 1 issued by Certifying Authority on 16/5/19.
- Design Verification Certificate 2 – Structure
- Design Verification Certificate 3 – Inground services and precast
- Project website [wwhsredev.health.nsw.gov.au](http://wwhsredev.health.nsw.gov.au)
- Community Newsletters
- Pre-Construction Compliance Report (11/3/19).
- Construction Compliance Report (6 Months) November 2019
- 6-Monthly Construction Compliance Report (8 April 2020)
- Staging Report (21 January 2020)
- Environmental Management Plan, Wagga Wagga Hospital Redevelopment Stage 3, CPB (Rev 06). The EMP includes subplans required by the Conditions of Approval including:
  - Pedestrian and Traffic Management Sub Plan
  - Noise and Vibration Sub Plan
  - Waste Management Sub Plan
- Construction Management Plan (N1051 Version 1, 20/2/19)
- Design Drawings relevant to the current stage of works, including:
  - Concrete outline plan Basement (IA172202-ACB-RB-DRG-19B2(12))
  - Concrete outline plan Level 2 (IA172202-ACB-RB-DRG-1921(7))
  - Energy Supply Design Drawing (EE Project 116768)"
- Community Communication Strategy (v 1.5, 22/1/19)
- Aconex Document Management System
- Site notice boards
- NCR Register
- [wwhsredev.health.nsw.gov.au](http://wwhsredev.health.nsw.gov.au)
- CPB's 'Subby Pack'
- Green Star As Built Design Schedule v1.2 (29/4/19)
- Reports including:
  - DDA Compliance Report (1/7/2019)
  - Dilapidation Report (Xeros Piccolo 6/11/19)
  - Dilapidation Report (Xeros Piccolo 11/2/19)
  - Asbestos Site Assessment Report SOW20295R01 (Regional EnviroScience 1/4/19)
  - Laboratory Analysis Report for Airborne Asbestos Fibres Report No A20936-R1 (Regional EnviroScience 3/4/19)
  - Asbestos Clearance Report CLR20963R01 (Regional EnviroScience, 11/4/19)
  - Acoustic Brief, Acoustic Logic, Rev 3 (19/12/19)
  - Acoustic Logic Noise Monitoring Report (25/11/19)
  - PTC Traffic Modelling, Traffic Analysis Report (18/10/19)
  - Traffic Parking Report from Council 5/9/19

- Extent Report into Unexpected Heritage Find 10/9/19
- Approvals including:
  - Wagga Wagga City Council Works Permit – Activity on Council Road Reserve (15/5/19)
  - Sewer Connection Approval (AA19/0289) from WWCC (23/5/19)
  - Essential Energy, HV Certification, Certificate of Acceptance (22/5/20)
  - ROL issued 15/5/19 by WWCC
- Records including:
  - Asset Inspection Report for a Manitou (Coates Hire 9/7/19)
  - Long Service Levy receipt –00374601
  - Demolition Statement (25/3/19), Steven Mullins, Licence AD205984
  - Demolition staff induction records
  - Design Verification Certificate 1 (16/5/19)
  - Design Certificate (Kellar, 6/5/19)
  - Certifying Authority's DA Matrix, Rev 4
  - Compliance Monitoring and Reporting Schedule (25/1/19).
  - Asset Inspection Record for Boom Lift (28/3/19)
  - Notice of Disruption for concrete breaking work (17/4/19)
  - SafeWork Inspection Report 8/4/19.
  - Asbestos disposal record from Riverina Cranes (641617).
  - EPA Consignment RCYS-DD2X-MV6U.
  - Delivery Drive Induction Form (MSID-4-89 v10 09/3/17)
  - Workplace Inspection 36 Form - External Housekeeping, Access and Egress
- Correspondence including:
  - Email from E Gardner to Savills instructing submission of CEMP Rev 5 to DPIE."
  - Submission of details of external walls to Certifying Authority on 10/5/19.
  - Letter from Philip Chun 16/8/19 deferring submission of façade materials to DVC 4.
  - Letter from GPE Electrical 29/5/19
  - Letterbox Drop regarding noise impact consultation 29/10/19
  - Email from CPB to Philip Chun 15/11/19 submitting the CEMP Rev 5
  - Email from Philip Chun to CPB 18/11/19 approving the CEMP Rev 5
  - Working Outside Hours Warning letter from DPIE 19/9/19
  - Audit Responses email from CPB to Savills 21/6/19
  - Letter to DPIE 21/3/19 notifying the commencement date for construction.
  - Letter to DPIE 23/3/19 submitting a copy of the dilapidation reports
  - Transmittal record 23/3/19 submitting a copy of the dilapidation report to the Certifying Authority
  - CEMP approval by Certifying Authority correspondence between CPB and Certifying Authority (6/2/19, 15/2/19, 15/3/19, 23/5/19, 11/2/2020).
  - Email report from Council to CPB 4/3/19 advising on suitable parking areas.
  - Correspondence relating to the pre-construction compliance report, from CPB to DPIE 25/1/19 and 7/4/19.
  - Email relating to asbestos removal from Riverina Cranes 24/5/19
  - Letter from DPIE agreeing to Auditor
  - Email from HI to DPIE submitting the Audit Program (29/5/19)
  - Letter from DPIE approving the Community Consultation Strategy (1/2/19)
  - Letter from DPIE approving the Staging Report (28/1/2020)
  - Email to Certifying Authority relating to B5 (20/5/20)

- Correspondence from Inhabit verifying B5 (20/4/20)

### 3.2 COMPLIANCE PERFORMANCE

A total of 76 Conditions of Approval were found to be relevant to the stage of construction. The project was found to be non-compliant with 4 of these (Table 3-1).

For the purposes of Table 3-1, if a Condition contained a part which is relevant, the whole Condition is counted as being relevant. Similarly, where a non-compliance was found with part of a Condition, the entire condition is considered non-compliant.

Condition C36, which requires this audit to be conducted in accordance with the Audit Plan and the Independent Audit Post Approval Requirements could not be audited. It is not appropriate for an auditor to audit their own work.

Table 3-1 Summary of New Compliance

	Part A	Part B	Part C
<b>Number of Conditions of Approval</b>	23	31	42
<b>Number of Relevant Conditions</b>	19	21	36
<b>Number of Non-compliances</b>	2	2	0

### 3.3 NOTICES, ORDERS OR PROSECUTIONS

DPIE issued a warning letter following unauthorised out of hours work on 28/8/2019.

### 3.4 NON-COMPLIANCES

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
A10	<p>With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> <li>a) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)." </li></ul>	<p>The CEMP has been revised (Revision 6). It has been approved for use by the Certifier. However, it was not issued to DPIE nor approved by DPIE.</p>	<p>Submit CEMP Rev 6 to DPIE for Approval.</p>
A18	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) make the following information and documents (as they are obtained or approved) publicly available on its website:" <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;"</li> <li>ii. all current statutory approvals for the development;"</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;"</li> </ul> </li> <li>b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> </ul>	<p>The Mod2 Approved Plans are not available on the website</p> <p>The Community Communications Strategy was not available on the website</p>	<p>Make the Mod 2 Approved Plans and the CCS available on the website.</p>

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
B1	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Notification of the commencement of Stage 4 and 5 has not yet occurred. The reason for this is that the auditee was waiting on the issuing of Crown Certificates before notification, however the CoC do not require the CC to be issued as a pre-requisite to notification under Condition B1.</p>	<p>Notify DPIE that Stage 4 and 5 works have commenced.</p>
B30	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>The 6-Month Construction Compliance Report has been prepared by CPB. It was submitted to DPIE on 21/4/20. This is outside the 26 week period.</p>	<p>No action required</p>

### 3.5 PREVIOUS AUDITS

A review of the actions undertaken in response to the findings of the previous Independent Environmental Audit (November 2019) are summarised in Table 3-2.

Table 3-2 Review of actions from the previous audit

Condition of Approval	Previous Audit Recommended Action	Comment	Status	Auditee Reference
A12	CEMP (Rev 5) should be submitted to DPIE for Approval.	The current CEMP revision (version 6) is available on the website	CLOSED	
A18	The website must be updated to include copies of all required documents	The website is missing a number of documents including: <ul style="list-style-type: none"> <li>6-Monthly Compliance Report (November 2019)</li> <li>Mod 2 Approved Plans</li> <li>Community Communications Strategy</li> </ul>	OPEN	
B30	Ensure all Compliance Reports are issued to DPIE and the Certifier within the required timeframes.  Ensure all Compliance Reports are available on the website within the required timeframe.  Ensure DPIE is notified at least 7 days prior to uploading Compliance Reports onto the website.	The 6-month Compliance Report from November 2019 was not available on the website.	OPEN	
C35	It is recommended that a clear procedure be developed by CPB/Hi to ensure all parties are aware of the submission dates.	A clear process has been documented (Submissions and Notification Requirements) and issued to Savills and HI.  It is noted that despite this, non-compliances have still been recorded for submission dates in the current audit.	CLOSED	
C37	It is recommended that a clear procedure be developed by CPB/Hi to ensure all parties are aware of the submission dates.	A clear process has been documented (Submissions and Notification Requirements) and issued to Savills and HI.  It is noted that despite this, non-compliances have still been recorded for submission dates in the current audit.	CLOSED	
C37	The Audit Report needs to be available on the website.	The first and second Audit Reports and the auditee's Responses to the 2 <sup>nd</sup> audit report are available on the website.	CLOSED	

### 3.6 ENVIRONMENTAL MANAGEMENT PLANS

A review of the projects construction environmental management plans was conducted in two phases:

1. A desktop review of compliance with the Conditions of Approval
2. An implementation review on site

The CEMP and its subplans were found to be being implemented adequately and competently. No non-compliances with relevant Elements and Subplans was found. Of specific note are:

1. The inspection program is being implemented in accordance with the CEMP. Regular task observations (at least 4/month) and monthly Site Environmental Inspections are being conducted with issues raised and corrected on site.
2. The erosion and sediment control plan (which doubles as a construction stormwater management plan) was being implemented. It has recently been updated to reflect the permanent stormwater system now in place (although this system is not yet connected to the council stormwater system). The risk of erosion and sedimentation incidents during the current stage of construction is considered low given the site is nearly entirely hardstand and that all drainage is into a dedicated stormwater pit which can be emptied.
3. A spill kit is located on site.
4. There are numerous waste bins located across the site. The site was observed to be very clean and tidy.
5. Hoarding was observed to be in place and in good condition. New hoarding was observed along the north and eastern boundaries where the site has been extended recently.
6. Fuel storage facilities are bunded and protected by a safety barrier.
7. Traffic control measures are in place in accordance with the Traffic Control Plans contained in the CEMP.
8. Parking limitations are being conveyed to staff through the induction process.
9. Limited external lighting is current in place, around the site compounds. There do not appear to be any issues with external lighting.

### 3.7 ENVIRONMENTAL MANAGEMENT SYSTEM

CPB operate an AS/NZS ISO 14001:2004 certified Environmental Management System. The project EMS is described in the CEMP and contains the major elements of the corporate EMS including:

- An Environmental Policy
- Project objectives and targets including lead and lag indicators
- Project environmental hazards and risks
- A range of procedures and work instructions, broken into Elements
- Integrated continual improvement mechanisms and feedback processes

The project EMS includes integration and references with other project plans.

No deficiencies were noted in the project's EMS.

### 3.8 OTHER MATTERS

During the previous audit, a recommendation was made to develop a clear procedure around the submission of documentation to ensure compliance with the Conditions of Consent. This procedure has been prepared and was reviewed during the current audit.

It is noted that there has been an improvement in the submission of documentation by CPB to HI (via Savilles), and ultimately to DPIE. Some limited non-conformances were found during the current audit. However, the Conditions of Consent are particularly onerous in regard to notification requirements, and whilst some notifications were outside the required period, overall there has been an improvement in compliance.

### 3.9 FEEDBACK FROM CONSULTATION

DPIE requested the following areas be included for investigation:

- Noise
- Lighting
- Operating hours
- Other approvals such as Crown Certificates

This audit included specific review of the above:

1. Noise compliance was found to be high. No noise complaints have been received during the audit period. During the site visit, noise levels were noted not to be excessive. Work practices are in place to limit noise impacts.
2. External lighting was found to be minimal. An evening external inspection was conducted from publicly accessible land, which found minimal lighting intrusion from the site.
3. The auditee stated there has been no work outside working hours. No evidence of any work outside working hours was found (eg complaints).
4. CC 4 and 5 are in the process of being issued. Work under both CC's had commenced, in line with the Staging Plan. A non-compliance has been raised in relation to notifying DPIE of the commencement of Stage 4 and 5 work under the Staging Plan.

### 3.10 COMPLAINTS

No complaints have been received to date on the project.

### 3.11 INCIDENTS

One environmental incident was reported during the current audit period. On 27<sup>th</sup> February 2020, a load of rigid insulation was being lifted by tower crane to the Level-4 loading platform. On descent, the load contacted the L-4 platform causing the load to dislodge from the slings and fall. As the load fell, it contacted the scaffold and came to rest on both the Level 2 scaffold balcony and the ground below. DPIE was notified on 4<sup>th</sup> March 2020.

Previous incidents on site include:

- An asbestos pipe was uncovered during earthworks. A review of the implementation of the unexpected finds protocol contained in the CEMP was conducted during the audit in relation to this incident. The protocol was found to have been implemented. No non-conformities or opportunities for improvement in the handling of the incident were identified.
- An unexpected heritage find occurred on 5/8/19, when a well suspected to be of heritage value was uncovered in the northwest corner of the basement. An archaeological consultant was engaged who prepared a report. This was submitted together with a s146

Notice to OEH. OEH subsequently deemed the well not to be of heritage value and advised that a s146 notice was not required. No approvals were deemed necessary.

### 3.12 ACTUAL VS PREDICTED IMPACTS

A review of the predicted impacts, including the project footprint, identified in the EIS and related documents, was conducted.

The construction boundary was found to be within the boundary of the EIS project. Demolition of the old buildings (except the 'services corridor') had been completed under a separate approval and prior to the project commencing. As per the EIS, Stage 3 is being construction in a single stage by CPB.

It is noted that three Modifications have been issued. Mod 1 was for an administrative change to Condition B7. Mod 2 is for an extension to the underground car park. Mod 3 is in relation to the Staging of the project. A modification is currently being prepared for the relocation of a generator.

The EIS (Section 6.4) predicted that up to 8 heavy vehicles per day would access the site. These would access the site from the Sturt Highway and Olympic Highway. The Traffic Control Plans reflect these traffic arrangements. No record of the number of vehicle accesses is maintained. It is not possible to accurately assess how many vehicles are accessing the site. However, during the audit only a small number of heavy vehicles accessed the site.

The EIS (Section 6.4) predicted that up to 320 workers would be on site during peak construction, with an average of around 140. During the site inspection, there were 181 people working on site.

The EIS (Section 6.7) expects that no impact on existing vegetation would occur. To date, no impact on vegetation has occurred. It is noted that Council pruned some street trees at the site entrance to facilitate improved access.

The EIS (Section 6.8) predicts construction noise levels to exceed the EPA "Noise Effected" target levels along Docker Street and Heritage Motor Inn during some activities including hand tools and concrete pumps. Noise monitoring has occurred in September 2019 with a report prepared by Acoustic Logic (25/11/2019). The report noted that *"the construction noise measured on 17/9/2019 did not exceed the Noise Trigger Levels identified in the Construction Noise and Vibration Management Plan. As such, additional noise mitigation of those activities was not warranted. Further, it was also note that road traffic noise levels (particularly at residences on Docker Street and the Sturt Highway) are typically higher than the Noise Trigger Levels in any event. In the event of construction activities exceeding a Noise Trigger Level, it would be reasonable that the road traffic noise levels be considered when determining the level of impact (and what would be a reasonable/feasible noise mitigation. This was not warranted on 17/9/2019, given the low construction noise levels in any event"*.

The EIS (Section 6.8) predicts that no vibratory impacts are expected from the construction of the project. Whilst no analytical vibratory monitoring has occurred, human nuisance monitoring was conducted during a concrete slab demolition test. This concluded that no nuisance was experienced.

The EIS (Section 6.5) predicts that the proposal would not impact on any items of heritage significance or the Conservation Zone. Whilst an unexpected find (a well dating from around the 1930's) of potential heritage value was uncovered, subsequent investigations concluded that the well is not of heritage value.

The EIS (Section 6.17) contains an outline CMP. All measures identified in the CMP are being implemented with the exception of:

*"From the commencement of construction until completion, the Head Contractor will be required to maintain a community liaison officer on the project. This officer will be contactable*

*by both a mobile phone and email and the contact details will be clearly advertised on site hoardings, community updates and the like.”*

This is being managed by Health Infrastructure.

### 3.13 SITE INSPECTIONS

The site inspections conducted during the audit covered:

1. All floors of the new building
2. The basement
3. The hardstand area used for deliveries
4. The water discharge area behind the compound
5. Both vehicle entry gates and the pedestrian entry gates
6. Docker Street in front of the project site
7. The hoarding extension areas to the north and east
8. The construction site compound
9. The project site office at 295 Edward Street

The site inspection found the site to be well maintained. A spill kit was observed on site. A small diesel fuel tank was located behind a safety barrier and within a bunded area. Waste bins were located across the site. Housekeeping was excellent. Whilst no traffic controllers are in place anymore, traffic is still being controlled through the site entry and exit gate. A gatekeeper is in place. Hoarding was in place with no obvious maintenance requirements. Mud tracking prevention measures were in place at the site exit. The site compound was neat and well maintained. Erosion and sediment controls were in place.

The tower crane has now been completely removed from the site.

### 3.14 RESULTS OF INTERVIEWS

The results of interviews are detailed in the Audit Table, evidence column.

### 3.15 ACTIONS FROM PREVIOUS ANNUAL REVIEW AND COMPLIANCE REPORTS

The project undertakes periodic reviews of its management system. Reviews conducted since the previous audit include:

Environmental Management Plan	06-02-2020
Safety and Health Management Plan	09-04-2020
Infection Control Plan	09-04-2020
Emergency Response Plan	02-06-2020
Heavy Vehicle Transport Management Plan	05-03-2020
Wagga COVID-19 Project Continuity Plan	26-03-2020
Building Completion & Commissioning Plan (BCCP)	03-03-2020
Quality Management Plan	23-01-2020

Evidence that management plans were modified as a result of these reviews was noted in this audit.

The 6-Month Construction Compliance Report (April 2020) was reviewed. There were no outstanding actions at the time of this audit.

### 3.16 CONTINUAL IMPROVEMENT OPPORTUNITIES

During all three independent environmental audits to date, a common issue has been compliance with the dates of submissions and notifications to DPIE required by the Conditions of Consent. The Conditions are particularly onerous in this regard, and despite implementing the recommendation of the second audit (to prepare a clear procedure incorporating all parties into the process), this Audit has found several new non-compliances of this nature.

### 3.17 KEY STRENGTHS

The auditor notes the following key strengths of the environmental performance as observed during the audit:

1. The site management team have remained consistent since the previous audit. They are experienced and competent in the delivery of environmental management. This includes previous experience on other stages of the Wagga Wagga Hospital Redevelopment project.
2. The project's EMS and CEMP are clear and direct, and have been reviewed and updated regularly.
3. The site has demonstrated good environmental performance through consideration of noise and vibratory impacts from piling and concrete breaking activities, in dealing with the asbestos incident, and the management of traffic into and out of the site.

## 4 RECOMMENDATIONS

### Recommended Actions

Recommended actions for each non-compliance identified during this audit are documented in Table 4-1.

Table 4-1 Recommended Actions

Condition of Approval	Recommended Action
A10	Submit CEMP Rev 6 to DPIE for Approval.
A18	Make the Mod 2 Approved Plans and the CCS available on the website.
B1	Notify DPIE that Stage 4 and 5 works have commenced.

# APPENDIX A AUDIT TABLE

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 (DPIE 2018).

**Table 1 - Compliance status descriptors**

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

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding																																																																
	Approval SSD 9033 (Mod 3) • Licensee: Health Infrastructure • Approval Authority: Minister for Planning and Infrastructure • Project: Wagga Wagga Base Hospital Ambulatory Care Building																																																																			
	Lot 334 in DP 1190643																																																																			
<b>ADMINISTRATIVE CONDITIONS</b>																																																																				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Site inspection		Compliant																																																																
A2	The development may only be carried out:																																																																			
	(a)in compliance with the conditions of this consent;	Construction Compliance Report	The project is being carried generally in accordance with the Conditions of Consent. Three modifications have been approved to date. A fourth modification is currently with DPIE. See results of this audit for non-compliances	Compliant																																																																
	(b)in accordance with all written directions of the Planning Secretary;	Interview E Gardner	No directions additional to the SSD	Compliant																																																																
	(c)generally in accordance with the EIS and Response to Submissions;	Construction Compliance Reports Site inspection		Compliant																																																																
	(d)in accordance with the approved plans in the table below:																																																																			
	<table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by Jacobs</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>IA172202-ACB-RB-DRG-0100</td> <td>1</td> <td>Site Plan – Proposed</td> <td>05/10/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1500</td> <td>E N</td> <td>General Arrangement Plan – Basement</td> <td><del>24/09/18</del> 05/06/19</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1501</td> <td>E</td> <td>General Arrangement Plan – Ground</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1502</td> <td>E</td> <td>General Arrangement Plan – Level 1</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1503</td> <td>E</td> <td>General Arrangement Plan – Level 2</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1504</td> <td>E</td> <td>General Arrangement Plan – Level 3</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1505</td> <td>E</td> <td>General Arrangement Plan – Level 4</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1506</td> <td>E</td> <td>General Arrangement Plan – Level 5</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-1507</td> <td>E</td> <td>General Arrangement Plan – Roof</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-4000</td> <td>D</td> <td>Elevations</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-4001</td> <td>D</td> <td>Elevations</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-4002</td> <td>D I</td> <td>Sections</td> <td><del>24/09/18</del> 05/06/19</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-4003</td> <td>D</td> <td>Sections</td> <td>21/09/18</td> </tr> <tr> <td>IA172202-ACB-RB-DRG-4004</td> <td>D I</td> <td>Sections</td> <td><del>24/09/18</del> 05/06/19</td> </tr> </tbody> </table>	Architectural Plans prepared by Jacobs				Dwg No.	Rev	Name of Plan	Date	IA172202-ACB-RB-DRG-0100	1	Site Plan – Proposed	05/10/18	IA172202-ACB-RB-DRG-1500	E N	General Arrangement Plan – Basement	<del>24/09/18</del> 05/06/19	IA172202-ACB-RB-DRG-1501	E	General Arrangement Plan – Ground	21/09/18	IA172202-ACB-RB-DRG-1502	E	General Arrangement Plan – Level 1	21/09/18	IA172202-ACB-RB-DRG-1503	E	General Arrangement Plan – Level 2	21/09/18	IA172202-ACB-RB-DRG-1504	E	General Arrangement Plan – Level 3	21/09/18	IA172202-ACB-RB-DRG-1505	E	General Arrangement Plan – Level 4	21/09/18	IA172202-ACB-RB-DRG-1506	E	General Arrangement Plan – Level 5	21/09/18	IA172202-ACB-RB-DRG-1507	E	General Arrangement Plan – Roof	21/09/18	IA172202-ACB-RB-DRG-4000	D	Elevations	21/09/18	IA172202-ACB-RB-DRG-4001	D	Elevations	21/09/18	IA172202-ACB-RB-DRG-4002	D I	Sections	<del>24/09/18</del> 05/06/19	IA172202-ACB-RB-DRG-4003	D	Sections	21/09/18	IA172202-ACB-RB-DRG-4004	D I	Sections	<del>24/09/18</del> 05/06/19	DVC2 and DVC3. Interview J Sleiman Concrete outline plan Basement (IA172202-ACB-RB-DRG-19B2(12)) Concrete outline plan Level 2 (IA172202-ACB-RB-DRG-1921(7))	CC2 and CC3 have been issued. This covers structural, inground services and precast work. RLs were checked for Basement and Level 2. The construction drawings match the Elevations plan in the Approval. It is noted that the unexpected heritage find (the well) did not impact upon the design of this part of the project. It is noted that the project is being designed in the BIM environment. The BIM environment includes measures to ensure all designs are completed within the DPIE-approved plan scopes. All architectural documentation have now been issued for construction (Audit 3). The submission has been made for DVC 4. Part of the submission has ben made for DVC 5	Compliant
Architectural Plans prepared by Jacobs																																																																				
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Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding			
	<b>Landscape Plans prepared by Site Image</b>		Note - landscape plans have not yet been finalised and will be completed as part of CC5	Not Triggered			
	<b>Dwg No.</b>				<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
	002				C	Landscape Plan	31/08/18
	003				C	Northern Lineal Landscape and Terrace	31/08/18
	004	C	Northeast Pocket Park	31/08/18			
	005	C	Eastern Covered Space	31/08/18			
	006	C	North Western Park	31/08/18			
	007	C	Western Park	31/08/18			
	008	C	Southern Courtyard	31/08/18			
	009	C	Cultural Courtyard	31/08/18			
	010	C	Level 2 Mental Health Terraces	31/08/18			
	011	C	Level 4 Rehabilitation Terrace	31/08/18			
	012	C	Indicative Planting	31/08/18			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a)the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and		No directions received to date	Not Triggered			
	(b)the implementation of any actions or measures contained in any such document referred to in (a) above.		No directions received to date	Not Triggered			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview J Sleiman	There have been some inconsistencies between the landscape plans and the architectural plans. That later revision was adopted in this case.	Compliant			
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Works commenced 25/3/19	Works have commenced within 6 months of Approval	Compliant			
A6	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		No disputes to date	Not Triggered			
A7	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Levy Receipt 00374601 (NSW Long Service Corporation) 26/3/19	Levy instalment paid 26/3/19. 4 instalments in total. None since the March payment	Compliant			
A8	Any advice or notice to the consent authority must be served on the Planning Secretary.		No legal advice or notice issued by the DPIE.	Not Triggered			
A9	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document for information or approval; and	TMP, NVMP, road upgrade works	Evidence of consultation is included in the relevant documentation	Compliant			
	(b)provide details of the consultation undertaken including:	TMP, NVMP, road upgrade works	Evidence of consultation is included in the relevant documentation	Compliant			
	(i)the outcome of that consultation, matters resolved and unresolved; and	TMP, NVMP, road upgrade works	Evidence of consultation is included in the relevant documentation	Compliant			
	(ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Interview E. Gardner	No disagreements have remained unresolved.	Not Triggered			
A10	With the approval of the Planning Secretary, the Applicant may:						
	(a)prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Staging Report (21/1/2020)	Staging Report identifies clear stages	Compliant			
	(b)combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			Not Triggered			

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c)update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	CEMP Rev 6.	CEMP has been revised (Revision 6). It was sent to the Certifier (6/2/20) and approved for use by the certifier (11/2/20). It has not been approved by DPIE.	Non-compliant
A11	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		CEMP Rev6 included minor updates to reflect the Mod 3 Conditions of Approval changes, include the latest ISO14001 permit, and reflect the new RMS Licence Number for the author of the TMP. No consultation was considered necessary for these changes.	Compliant
A12	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Interview E Gardner	CEMP has been revised (Revision 6).	Compliant
A13	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Demolition statement (25/3/19) prepared by (Steven Mullins) Demolition Licence AD205984. Record of submission to Phillip Chun (Aconex correspondence record). Induction of demolition staff records.	1 demolition activity has occurred (Services Corridor building). Statement prepared and provided to Verifier 25/3/19. Demolition started on 25/3/19.	Compliant
A14	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA Notes: •Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. •Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	DVC2 and DVC3.	CC2 and CC3 have been issued. The CC's include a check against the BCA and certificates issued.	Compliant
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Submission of details of external walls to Certifying Authority on 10/5/19. Design Verification Certificate 1 issued by Certifying Authority on 16/5/19.	The Certifying Authority has verified external walls of all buildings comply with the BCA.	Compliant
A16	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			Not Triggered
A17	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	CEMP	In relation to Division 9.4, monitoring and auditing conducted under this Approval to date includes the independent audit(s) and the voluntary noise monitoring (25/11/19). Other conditions relevant to date include incident processes, non-compliance processes and the pre-construction compliance report. This audit has found relevant monitoring reports to have been completed in accordance with the Conditions.	Compliant
A18	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	wwhsredev.health.nsw.gov.au	A website has been established for the project. The website has been in place for previous stages of the hospital upgrade.	Compliant
	(a)make the following information and documents (as they are obtained or approved) publicly available on its website:	wwhsredev.health.nsw.gov.au	A website has been established for the project	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(i)the documents referred to in condition A2 of this consent;	wwhsredev.health.nsw.gov.au	The original Approved Plans are on the HI website. The Mod 2 Approved Plan for the basement was not available on the HI website	Non-compliant
	(ii)all current statutory approvals for the development;	wwhsredev.health.nsw.gov.au	A link to the Major Projects register is on the Project Website. It is noted that there are two Consents (Original and Mod 1) are on the website.	Compliant
	(iii)all approved strategies, plans and programs required under the conditions of this consent;	wwhsredev.health.nsw.gov.au	The Community Communications Strategy was not available on the website	Non-compliant
	(iv)regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	wwhsredev.health.nsw.gov.au	The Monthly Environmental Performance Report for March 2020 was available on the website.	Compliant
	(v)a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	wwhsredev.health.nsw.gov.au	No formal monitoring is being conducted. Voluntary noise monitoring has been undertaken however the report will not be placed on the website.	Not Triggered
	(vi)a summary of the current stage and progress of the development;	wwhsredev.health.nsw.gov.au, February , March/April, May and December 2019, January and April 2020 Newsletters	The website includes details of Stage 3 and includes newsletter updates.	Compliant
	(vii)contact details to enquire about the development or to make a complaint;	wwhsredev.health.nsw.gov.au	Contact Us page	Compliant
	(viii)a complaints register, updated monthly;	wwhsredev.health.nsw.gov.au	The Complaints Register is on the website	Compliant
	(ix)audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	wwhsredev.health.nsw.gov.au	Audit Report 1 and 2 were available on the website. Auditee's response to Audit 2 was also available.	Compliant
	(x)any other matter required by the Planning Secretary; and	Interview with E Gardner	No other matters have been requested	Not Triggered
	(b)keep such information up to date, to the satisfaction of the Planning Secretary.	wwhsredev.health.nsw.gov.au		Non-compliant
A19	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview with Sherwin. Interview with CPB. Subby pack. Transmittal Evidence of the Subby Pack to subcontractors was sighted.	Savill's, as the Principal's Representative on site, employ several staff. They have been made aware of the Consent as they administer it. CPB are aware of their requirement to comply with the Consent. The CPB Subby Pack includes a copy of the Consent.	Compliant
A20	The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.	Staging Report (21/1/2020) DPIE Approval (28/1/2020)		Compliant
A21	A Staging Report prepared in accordance with condition A20 must:			
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Staging Report (21/1/2020)	The staging report addresses construction staging.	Compliant
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);			Not Triggered
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Staging Report (21/1/2020)		Compliant
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging	Staging Report (21/1/2020)		Compliant
A22	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview E. Gardner	Stage 1 and Stage 2 are complete. Works relating to Stage 3, Stage 4 and Stage 5 are underway (roof, services and internal fitout).	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A23	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	This Audit		Compliant
<b>PRIOR TO COMMENCEMENT WORKS</b>				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter to DPE 21/3/19	Notification was issued on 21st March advising construction commencing on 25/3/19. Notification of the commencement of Stage 4 and 5 has not yet occurred. The reason for this is that the auditee was waiting on the issuing of Crown Certificates before notification, however the CoC do not require the CC to be issued as a pre-requisite to notification under Condition B1.	Non-compliant
B2	Prior to the commencement of the relevant work, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Design Verification Certificate 1, Structural Footings Drawings (ST-ACB-0001-XXXX). Kellar Design Certificate (6/5/19) Design Verification Certificate 2 Design Verification Certificate 3	Structural works commenced to date are footings and pilings. The Design Verification Certificate 1 includes footings. Kellar Design Certificate covers piling.	Compliant
	(a)the relevant clauses of the BCA; and	Design Verification Certificate 1, Structural Footings Drawings (ST-ACB-0001-XXXX). Kellar Design Certificate (6/5/19) Design Verification Certificate 2 Design Verification Certificate 3	DVC 2 and 3 include submissions from structural engineers and BCA compliance report	Compliant
	(b)this development consent.	Design Verification Certificate 1, Structural Footings Drawings (ST-ACB-0001-XXXX). Kellar Design Certificate (6/5/19) Design Verification Certificate 2 Design Verification Certificate 3	DVC 2 and 3 includes compliance report	Compliant
B3	Prior to the commencement of the relevant works, Water Sensitive Urban Design measures are to be incorporated into the design consistent with the Australian Rainfall and Runoff, Australian Runoff Quality – a Guide to Water Sensitive Urban Design guideline.			Not Triggered
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Refer to A15 Interview J. Sleiman	Documentation relating to external finishings and claddings were issued prior to the commencement of construction. The CA will issue their acceptance as part of CC4.	Not Triggered
B5	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Letter from Philip Chun 16/8/19 Letter Inhabit (20/4/20) Email to CA (20/5/20)	The Certifying Authority has deferred compliance with this condition to DVC 4 - Façade. However, above ground work had not yet commenced. Inhabit issued a statement on 20/4/20 that the façade elements have been designed to comply with Condition B5.	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B6	Before the commencement of construction, the Applicant must:			
	(a)consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;		No services located on the project.	Not Triggered
	(b)prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	WWRRH - Stage 3 Works - Car Parks and Existing Buildings (Xeros Piccolo 6/11/19 & 11/2/19).	Dilapidation Reports prepared for car parks in hospital, Docker Street, Hammond Avenue	Compliant
	(c)submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Correspondence record to DPE 23/3/19. Transmittal record Certifying Authority (20/2/19). Interview with Joshua Toohey who dropped the USB off to Council.	Sent to DPE and Certifying Authority. A copy of the reports was hand delivered to Council on a USB stick.	Compliant
B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 <del>and must ensure any material identified as contaminated must be disposed off-site, and where any material identified as contaminated is to be disposed off-site</del> , with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	CEMP Appendix J. Regional EnviroScience Asbestos Removal Clearance report CLR20963R01 (11/4/19). Regional EnviroScience Asbestos Site Assessment Report SOW20295R01 (1/4/19). Regional EnviroScience Laboratory Analysis Report for Airborne Asbestos Fibres Report No A20936-R1 (3/4/19) Interview E Gardner	Appendix J includes a Contaminated Land unexpected finds procedure. It includes a provision to contact a specialist immediately, to test the find, notify DPE prior to its remove, and be dispose of offsite. A suspected asbestos pipe was uncovered in April. Regional Enviroscience was commissioned to inspect and test the pipe and the surrounding soil. The soil was found not to be contaminated. The soil and pipe were removed from site and disposed of. Air Quality monitoring was conducted during its removal. DPE was not notified as the soil was not found to be contaminated. No subsequent contaminated finds have occurred.	Compliant
B8	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Sewer Connection Approval (AA19/0289) from WWCC (23/5/19) Draft Stormwater Connection Application (s68).	Sewer connection to Council's infrastructure has been completed. A s68 Sewer Activity Approval was granted. A draft s68 Stormwater Connection Application has been prepared but not yet lodged with Council. No stormwater connection has yet been constructed.	Compliant
B9	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Interview Gary Wellen, Services Manager CPB Letter from GPE Electrical 29/5/19 Energy Supply Design Drawing (EE Project 116768) Essential Energy, HV Certification, Certificate of Acceptance (22/5/20)	Electricity supply design has been completed by GPE. HV supply works commenced 21/1/2020 No Gas or Telecommunication works have yet occurred.	Compliant
B10	Before the commencement of construction, a Traffic and Transport Consultative Committee (TTCC) must be established for the development to develop the following upgrade works to resolve impacts on key intersections surrounding the hospital site.	Interview S Albury Traffic Analysis Final Report (PTC 18/10/19)	The TTCC was established on 20/2/19. Meetings have been held regularly. The final meeting of the TTCC has been held on 25/9/19 and a report was prepared detailing the final traffic and transport requirements (18/10/19).	Compliant
	(a)The intersection of Edward Street and Murray Street is to be upgraded to achieve a Level of Service C or better forecasting to the year 2031. The intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services.	Interview S Albury Traffic Analysis Final Report (PTC 18/10/19)	The final report included modelling and recommendations for this intersection	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b)The intersection of Murray Street and Brookong Avenue is to be upgraded for traffic calming purposes.	Interview S Albury Traffic Analysis Final Report (PTC 18/10/19)	The final report included modelling for this intersection.	Compliant
	(c)Phasing and lane reconfiguration works to the Edward Street and Docker Street intersection as outlined in the Transport Impact Assessment, Issue B, dated 3 October 2018 and prepared by GTA Consultants.	Interview S Albury Traffic Analysis Final Report (PTC 18/10/19)	The final report included modelling and recommendations for this intersection	Compliant
	Note: The Committee must comprise an independent chair and appropriate representation from the Applicant, Council, RMS and if required, TfNSW	Meeting minute 25/9/19 Interview S Albury	The TTCC's members are Steve Butt (independent chair from CSU) HI, RMS, Council and regular invitees eg CPB, TfNSW.	Compliant
B11	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Interview Emma Gardner Site inspection	A 138 ROL has been issued to Excell Gray Bruni (subcontractor to CPB) for the relocation of a small section of footpath to allow improved vehicle access to the site. The footpath was relocated.	Compliant
B12	For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. Note: The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 6938 1111 for further detail.			Not Triggered
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Community Consultation Strategy v1.5 (22/1/19)	A Community Consultation Strategy has been developed for the project.	Compliant
	(a)identify people to be consulted during the design and construction phases;	Community Consultation Strategy v1.5 (22/1/19)	Appendix A contains a list of stakeholders and the principal communications approach for each.	Compliant
	(b)set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Community Consultation Strategy v1.5 (22/1/19) Letterbox Drop regarding noise impact consultation 29/10/19 Project website	The CCS contains procedures and mechanisms for the distribution of information. Information regarding noise impacts was disseminated to the community on 29/10/19 Regular community updates are posted on the project website (eg 18/7, 23/7, 7/8, 20/9, 24/10, 6/11, 11/19, 1/20, 4/20)	Compliant
	(c)provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Community Consultation Strategy v1.5 (22/1/19)	Community forums have not yet been established.	Not Triggered
	(d)set out procedures and mechanisms:			
	(i)through which the community can discuss or provide feedback to the Applicant;	Community Consultation Strategy v1.5 (22/1/19)	Feedback mechanisms are detailed in the CCS. The website contains an email address. This is managed by HI and MLHD. The letterbox drop conducted in October 2019 contained an email address. 2 responses were received on this email address, both relating to job requests.	Compliant
	(ii)through which the Applicant will respond to enquiries or feedback from the community; and	Community Consultation Strategy v1.5 (22/1/19)	Response mechanisms to feedback are detailed in the CCS.	Compliant
	(iii)to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Community Consultation Strategy v1.5 (22/1/19)	Dispute resolution mechanisms are detailed in the CCS.	Compliant
	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Community Consultation Strategy v1.5 (22/1/19). DPE Approval letter 1/2/19		Compliant

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B14	Prior to the commencement of the relevant work, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to achieve the equivalent of a minimum 4 Star Green Star rating.	LCI Green Star As Built v1.2 Schedule (9/9/19)	Green Star Rating is being assessed. Current design documentation meets the 4 Star requirements.	Compliant
B15	Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:	Interview E Gardner	No relevant work has yet commenced	Not Triggered
	(a) be generally in accordance with the approved landscape plans prepared by Site Image, dated 31 August 2018;			Not Triggered
	(b) provide for the planting of a minimum of 68 new trees of species of at least 20 must be endemic to the area;			Not Triggered
	(c) detail all species to be planted on-site;			Not Triggered
	(d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and			Not Triggered
	(e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.			Not Triggered
B16	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.	Interview E Gardner	No relevant work has yet commenced	Not Triggered
B17	All applicable fees and charges must be paid in full prior to RWCC commencing any on-site works or issuing a 'Certificate of Compliance for Water Supply' for the stage 3 development.	Interview E Gardner	No relevant work has yet commenced	Not Triggered
B18	Prior to commencement of the relevant work, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Interview E Gardner	No relevant work has yet commenced	Not Triggered
B19	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of the relevant work, 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.	Interview E Gardner DDA Compliance Report (1/7/2019)	The CA has assessed the design requirements of this condition. This information is being used to inform detailed design. The verification of compliance of construction is done prior to issuing the Occupation Verification Certificate.	Compliant
B20	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	CEMP Rev 6	CEMP Rev 6 has been prepared.	Compliant
	(a) Details of:			
	(i) hours of work;	CEMP Section 2.3	CEMP complies with the hours of work permitted by CoA C5-C7. See CoA C5-C7 for compliance status.	Compliant
	(ii) 24-hour contact details of site manager;	CEMP Section 2.3	CEMP includes Tim Bradley and Michael Martin as site contacts. These are the same contacts as noted on the site boards.	Compliant
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	CEMP Section 10.3	The CEMP contains dust and odour control measures.	Compliant
	(iv) stormwater control and discharge;	CEMP Part C 1.4	The CEMP contains procedures to manage stormwater including discharge. It includes the requirements to obtain EPA approval (CoA C25) prior to discharge into stormwater.	Compliant
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	CEMP Subplan 10	The CEMP contains measures including street sweeping and rumble grids.	Compliant

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	(vi)external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	CEMP Subplan 11	A Light Pollution Sub Plan has been prepared. It includes measures to minimise light impacts. Elements of Appendix A of AS 4282-1997 have been incorporated into the CEMP. These elements reflect the anticipated external lighting which may be adopted during construction. The CEMP further references AS4282 and CPB have a licence to obtain this standard from SAI Global.	Compliant
	(vii) community consultation and complaints handling	CEMP Element 6	The community consultation program is managed by HI. Community complaints received by CPB (either directly or from HI) are dealt with as an Incident (Element 9 of the CEMP). Element 9 requires all community complaints to be reported using the Synergy system within 3 calendar days.	Compliant
	(b)Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);	See B22		Compliant
	(c)Construction Noise and Vibration Management Sub-Plan (see condition B23);	See B23		Compliant
	(d)Construction Waste Management Sub-Plan (see condition B24);	See B24		Compliant
	(e)Construction Dust Management Sub-Plan;	CEMP Subplan 10	The Air Quality Sub Plan covers dust management measures. These include rumble grid, wheel washing, mud tracking controls, suppression using fixed water system and hoses.	Compliant
	(f)Construction Soil and Water Management Sub-Plan including Erosion and Sediment Control Plan;	CEMP Subplan 1 and Appendix H	A Soil and Water Management Subplan and ESCP are included in the CEMP. The stormwater controls consist primarily of pumping ponded water from the work area to a grassed recreation area within the site compound.	Compliant
	(g)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	CEMP Appendix J.	A combined unexpected finds procedure is included in the CEMP. Aboriginal and non-Aboriginal heritage finds are covered.	Compliant
	(h)details of tree protection areas to ensure no secondary impacts to extant trees not to be removed;	CEMP Subplan 2	The Flora and Fauna Subplan contains tree protection measures	Compliant
	(i)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.	CEMP Subplans 6 and 9	A Waste Classification Table is included in the Waste Management Subplan. The Contamination Subplan includes measures to validate actual or suspected contaminated material. Also see Condition B7 for asbestos incident.	Compliant
<b>B21</b>	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Correspondence between CPB and Certifying Authority (6/2/19, 15/2/19, 15/3/19). Certifying Authority's DA Matrix (19/3). Correspondence between CPB and DPE 20/3/19.	CEMP Rev1 was submitted to Certifying Authority on 6/2/19. Comments were received on 15/2/19. Revised CEMP issued to Certifying Authority on 15/3/19. Certifying Authority notes on the DA Matrix (dated 19/3) that CEMP meets requirements of the CoA. It is noted that an email explicitly satisfying B21 was not received until 23/5/19. However, the note in the DA Matrix is considered to satisfy the intent of 'approval' for the purposes of this clause. CEMP was issued to DPE on 20/3/19.	Compliant

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B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. The CPTMP must specify, but not limited to, the following:	Meeting with CPB and Council. CTPMSP was submitted to Council 29/3/19. Site meeting with CPB and Council. Correspondence between CPB and Certifying Authority (6/2/19, 15/2/19, 15/3/19). Certifying Authority's DA Matrix (19/3). Correspondence between CPB and DPE 20/3/19.	Council was consulted during the preparation of the CTPMSP. A meeting prior to the submission of the CTPMSP was held with Council. No comments were received on the CTPMSP in writing, however a site meeting was held after the submission of the plan to Council. CPB confirmed by email on 17/5/19 that Council had no further comments. No response was received from Council. The CTPMSP was approved by the Certifying Authority as part of the CEMP approval (see above).	Compliant
	(a) be prepared by a suitably qualified and experienced person(s);	CEMP Approval page. Traffic Control Plans signature box.	The CTPMSP was prepared by Emma Gardner (B Eng Civil (Hons)) and approved by Michael Martin (Project Manager). TCPs were prepared by Riverina Traffic Services (RMS licence number 0031546879)	Compliant
	(b) be prepared in consultation with Council, RMS and TfNSW;	See above for Council consultation.	See above for Council consultation.	Compliant
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	CEMP Subplan 12. Construction Management Plan (N1051 Version 1 20/2/19) Section 3.1.1	The CTPMSP includes measures to manage vehicle safety on Docker Street where site access and exits are located. Pedestrian and bicycle safety is addressed in the plan. Pedestrian safety on the hospital ground is addressed in the Construction Management Plan. Bus routes are identified in the Plan.	Compliant
	(d) assess cumulative impacts associated with other construction activities (if any);	CEMP Subplan 12. Site inspection.	No cumulative traffic impacts have been identified in the plan as there are no significant other construction activities occurring in the vicinity of the site.	Compliant
	(e) assess the road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;	CEMP Appendix K	Appendix K includes diagrams which outline approved heavy vehicle routes. These avoid impact to local roads and high pedestrian areas (eg Brookoong Avenue) and utilise other local roads used by heavy vehicles (eg Chaston Street, Dobney Avenue, Pearson Street). Appendix K also includes a pedestrian management plan. The plan addresses pedestrian movements at the gate.	Compliant
	(f) detail construction program, the anticipated construction duration and milestones and events during the construction process;	CEMP Subplan 12 (12.2)	The construction program and key milestones are detailed in the subplan.	Compliant
	(g) detail anticipated peak hour and daily truck movements to and from the site;	CEMP Subplan 12 (12.2)	Truck movement expectations are detailed in the subplan.	Compliant
	(h) detail access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;	CEMP Subplan 12. Induction presentation.	Emergency access and worker access is addressed in the subplan. Parking restrictions are noted during the induction.	Compliant
	(i) detail temporary cycling and pedestrian access during construction;	CEMP Subplan 12. Appendix K	The project commits to maintaining all existing pedestrian and cycle movements during construction. A pedestrian movement plan is included in Appendix K	Compliant
	(j) detail proposed construction vehicle access arrangements at all stages; and	CEMP Subplan 12	Construction vehicle access is detailed in section 12.5 of the plan. It identifies the entry and exit points on Docker Street.	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(k)detail heavy vehicle routes, access and parking arrangements including that required by condition B25;	CEMP Subplan 12 and Appendix K.	The plan identifies heavy vehicle access to the site as being on Docker Street. Heavy vehicle access routes are detailed in Section 12.8 and Appendix K. The plan identifies the highway (Sturt and Olympic) as the main delivery route, with local roads used to access these highways selected based on existing heavy vehicle use (eg Chaston Street, Dobney Avenue, Pearson Street).	Compliant
	(l)include a Driver Code of Conduct to:	CEMP Subplan 12. Delivery Drive Induction Form (MSID-4-89 v10 09/3/17)	The plan includes a reference to the Driver Code of Conduct and driver induction. The Code of Conduct is included in the 'subby pack' and induction form.	Compliant
	(i)minimise the impacts of earthworks and construction on the local and regional road network;	CEMP Subplan 12. Delivery Drive Induction Form (MSID-4-89 v10 09/3/17)	The induction combined with the Code of Conduct addresses permitted access routes	Compliant
	(ii)minimise conflicts with other road users;	CEMP Subplan 12. Delivery Drive Induction Form (MSID-4-89 v10 09/3/17)	The induction combined with the Code of Conduct addresses conflicts such as speed limits, impairment, securing loads etc	Compliant
	(iii)minimise road traffic noise; and	CEMP Subplan 12. Delivery Drive Induction Form (MSID-4-89 v10 09/3/17)	The induction combined with the Code of Conduct addresses minimising noise including deliveries during approved working hours and use of air brakes and idling.	Compliant
	(iv)ensure truck drivers use specified routes;	CEMP Subplan 12. Delivery Drive Induction Form (MSID-4-89 v10 09/3/17)	The induction combined with the Code of Conduct addresses permitted access routes through Chaston St, Dobney Ave, Pearson St and the highways.	Compliant
	(m)detail temporary traffic controls, including detours and signage;	Appendix K	The TCPs identify signage. No detour routes are in place.	Compliant
	(n)include procedures for notifying the local community about project-related traffic impacts;	CEMP Subplan 12.11. Project website.	A monthly newsletter is prepared by CPB and released by HI. The last three newsletters all contain information about the project.	Compliant
	(o)include procedures for managing impacts to bus stops;	CEMP Subplan 12.6	The plan commits to no change to bus stops.	Compliant
	(p)include procedures for receiving and addressing complaints from the community about development-related traffic;	CEMP Element 6 and 9	Complaints are dealt with in the CEMP Element 6 and 9.	Compliant
	(q)include measures for minimising potential for conflict with school buses, school zone operating times, emergency vehicles and other motorists as far as practicable;	CEMP Subplan 12	Bus stops, emergency vehicles and general motorists are addressed in the subplan. No school zones are located near the project.	Compliant
	(r)include procedures for responding to any emergency repair or maintenance requirements;	CEMP Subplan 12	Road repair and maintenance is addressed in Condition 12.10. It identifies the procedure that CPB would notify Council of the need for road repair and maintenance. Council are identified as being responsible for this maintenance.	Compliant
	(s)include a program to monitor the effectiveness of these measures; and	Workplace Inspection 36 - External Housekeeping, Access and Egress	A daily monitoring program is in place which includes hospital access/egress, public access ways, public walkways, lighting, hoarding, mud tracking.	Compliant
	(t)if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CEMP Subplan 12	CEMP 12.11 includes procedures for notifying the community by way of the newsletter.	Compliant

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B23	The <b>Construction Noise and Vibration Management Sub-Plan</b> must address, but not be limited to, the following:	CEMP Subplans 3 and 4 and Appendix L - CNVMP prepared by Acoustic Logic (Rev 0 28/2/19)	The CEMP includes a Noise Subplan and a Vibration Subplan, as well as a supporting CNVMP prepared by Acoustic Logic. This document acts as an assessment with a procedure to identify and select controls to be implemented during construction. Subplans 3 and 4 identify the controls which the site is committed to implementing.	Compliant
	(a)be prepared by a suitably qualified and experienced noise expert;	CNVMP prepared by Acoustic Logic	The CNVMP in Appendix L has been prepared by Acoustic Logic, a consulting firm.	Compliant
	(b)describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	CEMP Subplan 3	Subplan 3 contains controls to manage noise impacts.	Compliant
	(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CEMP Subplan 3	The CEMP commits to augured piling rather than vibratory piling. The subplan identifies 5 other activities which could cause noise impacts. Measures are included in the subplan to minimise impacts from these activities.	Compliant
	(d)include strategies that have been developed with the community for managing high noise generating works;	CEMP Subplan 3	Section 3.3 of the NVMP has been updated to include measures that were developed in consultation with MLHD. This section also notes the letterbox drop that was recently conducted.	Compliant
	(e)describe the community consultation undertaken to develop the strategies in condition B23(d); and	CEMP Subplan 3	Section 3.3 documents the consultation undertaken to develop the strategies.	Compliant
	(f)include a complaints management system that would be implemented for the duration of the construction.	CEMP Elements 6 and 9 and Appendix L - CNVMP prepared by Acoustic Logic (Rev 0 28/2/19)	The primary complaints procedure is included in CEMP Element 6 and 9. Appendix L also includes a complaints procedure.	Compliant
B24	The <b>Construction Waste Management Sub-Plan (CWMS)</b> must address, but not be limited to, the following:	CEMP Subplan 9	The CEMP includes a CWMS. It is noted that the hazardous substances and asbestos provisions of this plan are included in other subplans.	Compliant
	(a)detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	CEMP Subplan 9	Section 9.3 identifies the quantity of wastes expected to be generated. Section 9.5 identifies the proposed recycling and disposal locations. No offsite reuse is anticipated.	Compliant
	(b)The CWMS must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan;	CEMP Subplan 6	The contamination subplan includes an Asbestos Management process. The hazardous substances subplan includes measures to manage hazardous materials	Compliant
	(c)removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	CEMP Subplan 6 and 9	Asbestos is detailed in the contamination Subplan 6. Disposal of other hazardous materials is detailed in the CWMS	Compliant

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B25	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient off-street parking has been provided, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development reduces the utilisation of public and residential streets or public parking facilities.	Offstreet Parking Report from Council 5/9/19 Site inspection	Off-street parking is provided for CPB office staff (295 Edward) and heavy vehicles (on site). On street parking is used for delivery trucks (Chaston street holding area) and general construction workers (neighbouring streets). Council prepared a report detailing that there is sufficient on-street parking in the neighbourhood. They also identified some potential off-street parking on vacant state-government-owned land, subject to the land owners approval.	Compliant
B26	Prior to the commencement of the relevant work, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Design Verification Certificate 1	The Certifying Authority issued DVC 1 which included Condition D26. They explicitly note that the stormwater system design complies with this condition.	Compliant
	(a)be designed by a suitably qualified and experienced person(s);	Design Verification Certificate 1	The Certifying Authority has verified that the stormwater management system was designed by a suitably qualified and experienced person	Compliant
	(b)be generally in accordance with the conceptual design in the EIS;	Design Verification Certificate 1	The Certifying Authority has verified that the stormwater management system was designed generally in accordance with the conceptual design in the EIS	Compliant
	(c)be in accordance with applicable Australian Standards; and	Design Verification Certificate 1	The Certifying Authority has verified that the stormwater management system was designed in accordance with applicable Australian Standards	Compliant
	(d)ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Design Verification Certificate 1	The Certifying Authority has verified that the stormwater management system design complies with the ARR and MUS guidelines.	Compliant
B27	Prior to commencement of the relevant work, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	Acoustic Brief, Acoustic Logic, Rev 3 (19/12/19)	An Acoustic Assessment has been prepared for the internal and external design aspects which sets quantitative criteria to be used in selecting plant and equipment to ensure compliance with noise guidelines. To date, work has commenced on some of the external mechanical plant, incorporating noise mitigation measures as required. The CA has yet to verify this, which will be done through the CC process.	Compliant
B28	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.	Interview G. Wellen Interview J. Sleiman Interview Certifying Authority	Early work on the mechanical ventilation system has begun. This work was based on design and specifications supported by 3rd party design review (LCI) which includes assessment against the standards and BCA. Due to the timing of design verification, the CA is unable to certify the design until the issuing of CC5.  Note: the requirement of AS/NZS 3665.1:2011 can not be verified until the system is operational.	Not Triggered
B29	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:			Not Triggered
	a)the provision of a minimum 28 bicycle parking spaces;			Not Triggered

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	b)the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;			Not Triggered
	c)the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			Not Triggered
	d)appropriate pedestrian and cyclist advisory signs are to be provided; and			Not Triggered
	e)all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			Not Triggered
<b>B30</b>	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Compliance Monitoring and Reporting Schedule (25/1/19). Correspondence from CPB to DPE 25/1/19. Pre-Construction Compliance Report (11/3/19). Correspondence from CPB to DPE 7/4/19 6-Month Construction Compliance Report (30/10/19). 6 Month Construction Compliance Report (8/4/2020)	A Program has been prepared for the construction phase and is compliant with the Guidelines. The Program was submitted to DPE and the Certifying Authority on 25/1/19. A Pre-Construction Compliance Report was prepared prior to construction commencing (11/3/19). It was submitted to DPE on 11/4/19. Based on the submission date, the Pre-Construction Compliance Report must be placed online by 10 June and notification to DPE/Certifying Authority must occur by 3rd June. The 6-Month Construction Compliance Report has been prepared by CPB (30/10/19). It was submitted to DPE on 23/4/20. This is outside the 26 week period. The second 6-monthly Construction Compliance Report was issued to DPE on 21/4/20. This is outside the 26 week period.	Non-compliant
<b>B31</b>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			Not Triggered
<b>DURING CONSTRUCTION</b>				
<b>C1</b>	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Aconex	Approved and certified plans, standards, specifications, documents etc are all stored on Aconex (online document management system). This system is accessible from site computers. The auditee was able to access this information readily during the audit.	Compliant
<b>C2</b>	A site notice(s):			
	(a)must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Site inspection	There are 3 notice boards - one at each entrance and one at the exit gate. The Builder, Structural Engineer and CA details are on the board.	Compliant
	(b)is to satisfy all but not be limited to, the following requirements:			
	(i)minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	Site inspection	The board is 1200mm by 800mm and all text required by this condition is at least 10.5mm (~30pt) in size.	Compliant
	(ii)the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site inspection	The notice is durable and made of all weather material.	Compliant
	(iii)the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	Site inspection	The approved work hours, site and project manager, 24 hour mobile numbers are on the board.	Compliant
	(iv)the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Site inspection	The notice is located at eye level next to the entry gate.	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C3	All plant and equipment used on site, or to monitor the performance of the development must be:	Asset Inspection Report for a Manitou (Coates Hire 9/7/19) On-site Service Report for a Telehandler (Coates Hire 14/2/2020) Asset Inspection Report for a Scissor Lift (Coates Hire 12/2/2020)	An Asset Inspection process is in place. This requires all plant and equipment to undergo a checking process and mechanical inspection prior to coming onto site for the first time.	Compliant
	a)maintained in a proper and efficient condition; and	Site inspection	During the audit, plant and equipment on site included the tower crane, Manitou and a mobile crane . All plant and equipment appeared in good condition with no smoky emissions observed.	Compliant
	b)operated in a proper and efficient manner.	Site inspection	All plant and equipment observed on site during the audit was observed to be being operated in a proper and efficient manner.	Compliant
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	See A13		Compliant
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Letter from DPIE 19/9/19 Interview E. Gardner	An unauthorised out of hours work event occurred on 20/8. This was reported to DPIE by HI and a warning letter was issued. No out-of-hours work has occurred between Audit 2 and 3	Non-compliant
	(a)between 7am and 6pm, Mondays to Fridays inclusive; and	Letter from DPIE 19/9/19	No out-of-hours work has occurred between Audit 2 and 3	Non-compliant
	(b)between 7.30am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	Interview Michael Martin	No out-of-hours work has occurred between Audit 2 and 3	Compliant
C6	Activities may be undertaken outside of the hours in condition C5 if required:			Not Triggered
	(a)by the Police or a public authority for the delivery of vehicles, plant or materials; or		No such work outside working hours has occurred yet	Not triggered
	(b)in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		No such work outside working hours has occurred yet	Not triggered
	(c)where the works are inaudible at the nearest sensitive receivers; or		No such work outside working hours has occurred yet	Not triggered
	(d)where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		No variation has been requested to date.	Not triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Notice of Disruption (17/4) Interview with Michael Martin. Interview E Gardner	Concrete breaking with a hammer occurred on 17/4. The Notice of Disruption identified possible noise and vibration impacts to the hospital. Works commenced mid-morning (around 10am). No complaints or concerns were raised by the hospital.	Compliant
	(a)9am to 12pm, Monday to Friday;	Interview Michael Martin Interview E Gardner	No evidence of work outside these hours was found.	Compliant
	(b)2pm to 5pm Monday to Friday; and	Interview Michael Martin Interview E Gardner	No evidence of work outside these hours was found.	Compliant
	(c)9am to 12pm, Saturday.			Not Triggered
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	CEMP Rev 6	Current version of the CEMP is Rev 6	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	TMP. Site inspection.	Currently there are no approved on-street work zones. There are separate site entrance and exit gates and all movements within the site are 1-way.	Compliant
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities and/or any works in the road reserve.	ROL issued 15/5/19 by WWCC	An ROL was obtained for work on the pedestrian path.	Compliant
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site inspection	Hoarding is in place around the entire site. Two pedestrian accesses with keypad locks and two vehicle gates which have chain and locks are in place. The site was observed to be secure. CPB has entered into an alliance with SafeWork for this project.	Compliant
C12	The following hoarding requirements must be complied with:			
	(a)no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	Site inspection	No advertising was observed on the external hoarding/fencing.	Compliant
	(b)the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	Interview Emma Gardner	No graffiti has been placed to date.	Not Triggered
	(c)the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection	No hoarding has been placed over footpaths or road reserves	Not Triggered
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection	No obstructions were observed outside approved work zones during the audit	Compliant
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Interview E Gardner Acoustic Logic Noise Monitoring Report (25/11/19) Complaints register	Voluntary noise monitoring was conducted over one day on 17/9/19 by Acoustic Logic. The results were documented in a letter report on 25/11/19. Construction noise was found not to exceed the NMP trigger levels. No noise complaints to date	Compliant
C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Interview E Gardner	The vehicle gates are opened at 7am. Gates are locked at 6pm.	Compliant
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Site inspection. Interview with E Gardner	The site currently does not have specific rules on reversing alarms. A combination of quackers and beepers were heard on site.	Compliant
C17	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 site.	Site inspection. NVMP	The site currently relies on reactionary approach to noise exceedances. There have been no noise complaints received during the audit period. During the audit, no high levels of noise were being generated.	Compliant
C18	Vibration caused by construction at any residence or structure outside the site must be limited to:			
	(a)for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	Site inspection	The site has prohibited vibrating rollers. During a pile test, no vibrations were felt inside the hospital or the pathology building. No vibratory equipment was being used at the time of the site audit.	Compliant
	(b)for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Interview Michael Martin	No vibratory compactors are allowed on site	Compliant
C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	Interview Michael Martin	No vibratory compactors are allowed on site	Compliant
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.		The NVMP adopts the CoA limits.	Not Triggered
C21	For the duration of the construction works:			
	(a)street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Interview Emma Gardner	The project has not trimmed any trees or removed trees. Some tree trimming was conducted by Council along Docker Street.	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b)all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Site inspection	No damage to trees was observed during the site inspection.	Compliant
	(c)all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS; and	Site inspection	There are no trees on site.	Compliant
	(d)if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			Not Triggered
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection	The majority of the site is now hardstand, with concrete apron installed in all vehicular areas. No dust complaints have been received.	Compliant
C23	During construction, the Applicant must ensure that:			
	(a)exposed surfaces and stockpiles are suppressed by regular watering;	Site inspection	No stockpiles are located on site.	Compliant
	(b)all trucks entering or leaving the site with loads have their loads covered;	Interview E. Gardner		Compliant
	(c)trucks associated with the development do not track dirt onto the public road network;	Site inspection. Interview Mandy (traffic controller) Interview E. Gardner	All vehicular areas are hardstand concrete. A gate keeper is in place at the entry and exist gates who has been provided with a broom to sweep the roads if necessary.	Compliant
	(d)public roads used by these trucks are kept clean; and	Site inspection. Interview Mandy (traffic controller) Interview E. Gardner	All vehicular areas are hardstand concrete. A gate keeper is in place at the entry and exist gates who has been provided with a broom to sweep the roads if necessary.	Compliant
	(e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.		All vehicular areas are hardstand concrete.	Not triggered
C24	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Site inspection	The permanent on site stormwater system is now in place. It is not yet connected to the Council stormwater system. All stormwater drains into an underground tank in the basement where it is pumped out into the discharge area on site. No discharge has yet been required. Geofabric was observed over at-risk grates.	Compliant
C25	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Site inspection, interview Michael Martin	No groundwater has been intercepted. Rainfall and runoff collects in the stormwater tank, which if full gets pumped into the discharge area.	Not Triggered
C26	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.			Not Triggered
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Extent Report into Unexpected Heritage Find 10/9/19	An unexpected heritage find, a well, was uncovered on the 5/8/19. Works ceased and an archaeologist (Extent) was engaged. A s146 application was made. OEH responded that a s146 notice is not required and no approval is necessary for work to continue as the site is not considered a 'relic'.	Compliant
C28	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection	A number of waste bins are located across the site, including on the floors of the building and near the compound.	Compliant

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	CEMP Subplan 9	Waste is classified in subplan	Compliant
C30	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.	Site inspection	The CEMP includes measures to ensure vehicles are covered when arriving at or departing site. No vehicles which require covering arrived at or left the site during the audit. However, no incidents or non-conformances have been raised around this issue. There is no evidence that this clause has not been complied with. Mud cleaning measures are in place at the exit gate for heavy vehicles.	Compliant
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection	A concrete washout was in place during relevant works.	Compliant
C32	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Interview E Gardner	No asbestos was encountered during the audit period	Compliant
C33	The proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Correspondence from DPE (4/4/19)	DPE approved the auditors	Compliant
C34	No later than 4 weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Email from HI to DPE (29/5/19)	The Audit program was not submitted to DPE within 4 weeks of the commencement of construction	Non-compliant
C35	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:	Audit Program	The audit program includes the frequencies noted here	Compliant
	(a)an initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and	Interview E Gardner	The initial site audit was conducted within 8 weeks of commencement of construction. The Audit Report and CPB Responses were issued to DPIE outside the 8-week period.	Non-compliant
	(b)a subsequent Independent Audit of construction must be undertaken no later than 26 weeks from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	This audit	The third audit was conducted within 26 weeks of the second audit.	Compliant
C36	Independent Audits of the development must be carried out in accordance with:			Not Triggered
	(a)the Independent Audit Program submitted to the Department and the Certifying Authority under condition C34 of this consent; and			Not Triggered
	(b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).			Not Triggered
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:			Not triggered
	(a)review and respond to each Independent Audit Report prepared under condition C36 of this consent;	Email from CPB to Savills 21/6/19	A Response Table has been prepared for the audit report.	Compliant
	(b)submit the response to the Department and the Certifying Authority; and	Interview E Gardner	The Response to the second Audit has been submitted to the Certifier and DPIE on 7/1/2020.	Compliant
	(c)make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Website	The Audit Reports and Responses are available on the project website.	Compliant
C38	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.			Not triggered

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C39	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately 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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Incident Register Incident Report Compliance Report (April 2020)	One incident has occurred to date (27/2/20). The incident report was issued to HI and the CA on 3/3/20. It was issued to DPIE on 4/3/20. The final incidentreport was issued to DPIE on 25/3/20	Compliant
C40	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Letter from DPIE 19/9/19	The out of hours non-compliance was notified to DPIE.	Compliant
C41	Within three months of:			
	(a)the submission of a compliance report under condition B30;	CEMP Rev 6	A review of the site's management system has been conducted regularly, including following submission of reports under this condition (4/2/19, 13/3/19, 15/4/19, 1/11/19, 6/2/20). The Certifier approved the latest revision and it is awaiting submission to DPIE by HI.	Compliant
	(b)the submission of an incident report under condition C39;			Not Triggered
	(c)the submission of an Independent Audit under condition C36;	CEMP Rev 6	A review of the site's management system has been conducted regularly, including following submission of reports under this condition (4/2/19, 13/3/19, 15/4/19, 1/11/19, 6/2/20). The Certifier approved the latest revision and it is awaiting submission to DPIE by HI.	Compliant
	(d)the issue of a direction of the Planning Secretary under condition A2 which requires a review,	CEMP Rev 6	A review of the site's management system has been conducted regularly, including following submission of reports under this condition (4/2/19, 13/3/19, 15/4/19, 1/11/19, 6/2/20). The Certifier approved the latest revision and it is awaiting submission to DPIE by HI.	Compliant
	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	CEMP Rev 6	A review of the site's management system has been conducted regularly, including following submission of reports under this condition (4/2/19, 13/3/19, 15/4/19, 1/11/19, 6/2/20). The Certifier approved the latest revision and it is awaiting submission to DPIE by HI.	Compliant
C42	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note:This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Email from Certifier 18/11/19 Email from Certifier 11/2/20	A review of the site's management system has been conducted regularly, including following submission of reports under this condition (4/2/19, 13/3/19, 15/4/19, 1/11/19, 6/2/20). The Certifier approved the latest revision and it is awaiting submission to DPIE by HI.	Compliant

# APPENDIX B DPIE AUDITOR AGREEMENT LETTER



Contact: Georgia Dragicevic  
Phone: 4247 1852  
Fax: 4224 9470  
Email: [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Ms Emma Gardner  
SHEQ Manager  
CPB Contractors

Email to: Emma Gardner [auto-reply-mel@aconex.com](mailto:auto-reply-mel@aconex.com)

Dear Ms Gardner

**Wagga Wagga Rural Referral Hospital (SSD 9003)  
Independent Auditor**

I refer to your email letters dated 1 and 3 April 2019, seeking the agreement of the Planning Secretary of the Department of Planning and Environment ("the Department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Wagga Wagga Rural Referral Hospital Project ("the Project").

In accordance with Condition C33 and the *Independent Audit Post Approvals Requirements (June 2018)*, the Planning Secretary has agreed to Mr Erwin Budde as the Auditor for the Project.

Notwithstanding, the agreement for Mr Budde to be the Auditor for this Project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements (June 2018)*.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely

Katrina O'Reilly  
**Team Leader Compliance**  
*as nominee of the Secretary*

# APPENDIX C CONSULTATION WITH AGENCIES

## Erwin Budde

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**From:** Katrina O'Reilly <Katrina.OReilly@planning.nsw.gov.au>  
**Sent:** Friday, 29 May 2020 12:58 PM  
**To:** Erwin Budde  
**Subject:** SSD 9033 audit

Erwin,

Areas to look at include noise, lighting, operating hours and appropriate other approvals such as CC's.

Regards  
Katrina

Sent from my iPad

# APPENDIX D DECLARATION

## INDEPENDENT AUDIT DECLARATION

Project Name	Wagga Wagga Hospital Redevelopment Stage 3
Consent No.	SSD 9033
Description of Project	Stage 3 of the redevelopment of the Wagga Wagga Hospital including new ambulatory care building.
Project Address	Edward Street, Wagga Wagga
Proponent	Heath Infrastructure
Construction contractor	CPB Contractors
Title of Audit	Independent Audit 3
Date	27 May 2020
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> <li>• the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>;</li> <li>• the findings of the audit are reported truthfully, accurately and completely;</li> <li>• I have exercised due diligence and professional judgement in conducting the audit;</li> <li>• I have acted professionally, objectively and in an unbiased manner;</li> <li>• I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;</li> <li>• I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;</li> <li>• neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and</li> <li>• I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.</li> </ul> <p>Notes:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</p> <p>b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)</p>	
Name of Auditor	Erwin Budde
Signature	 4/06/2020
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# APPENDIX E SITE INSPECTION PHOTOS



Figure 1 Hoarding in place around the site



Figure 2 Site notice

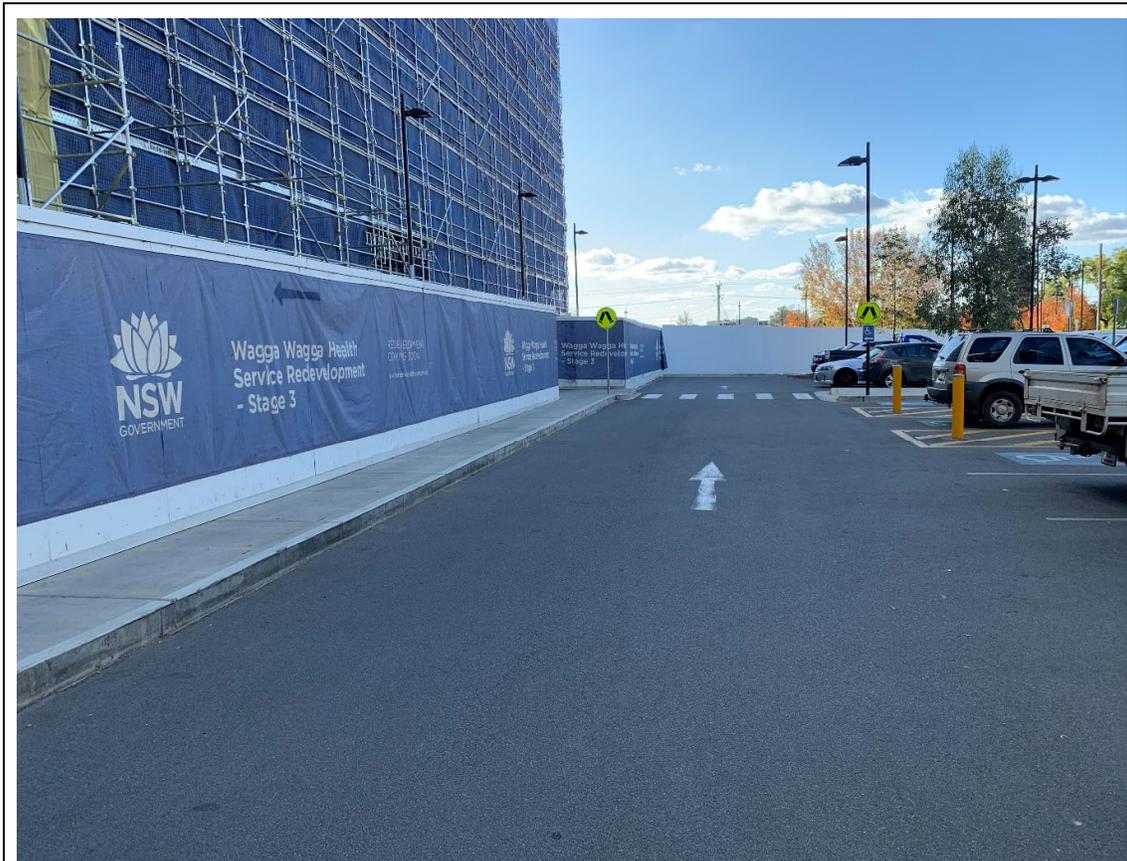


Figure 3 Recently extended hoarding adjacent to car park.



Figure 4 Second site entrance with signage



Figure 5 Waste storage bin outside



Figure 6 Typical waste storage bin inside

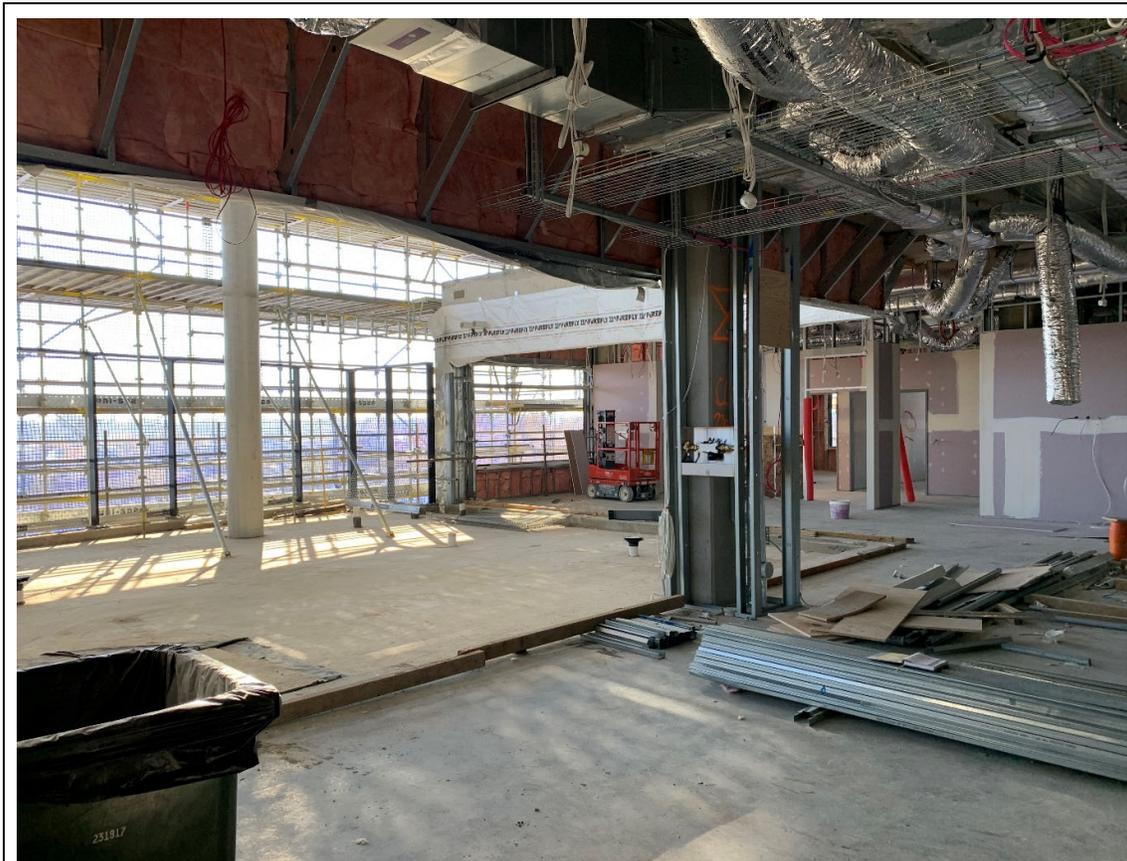


Figure 7 Example of indoor work area

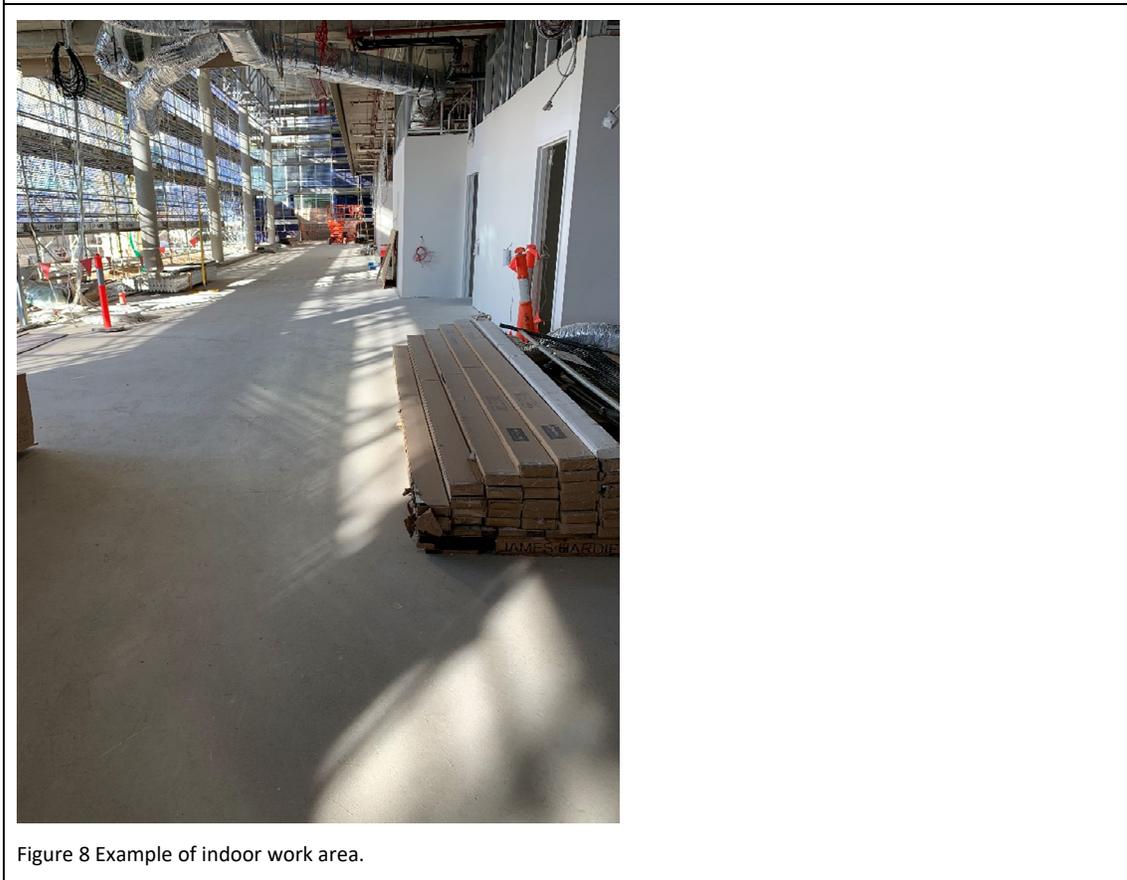


Figure 8 Example of indoor work area.



Figure 9 Bunded diesel store