

Concord Hospital Redevelopment Independent Environmental Audit



Assessment of Roberts Co Environmental System Compliance Against the SSD 9036 Conditions of Consent

Audit Reference:	AQ1251.04
Audit Organisation:	Roberts Co.
Auditors:	Annabelle Tungol – Lead Auditor, AQUAS Luis Garzon – Auditor, AQUAS
Date of Audit:	24 February 2021
Draft Report Submitted:	10 March 2021
Final Report Submitted:	15 March 2021

Amendment, Distribution & Authorisation Record

Version Control and Distribution

Revision No.	Date	Issued to
Draft	10 March 2021	Marc Carneiro - Johnstaff
Final	15 March 2021	Marc Carneiro - Johnstaff

No reproduction of this document or any part thereof is permitted without prior written permission of AQUAS Pty Limited.

This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared by:

LUIS GARZON
Environmental Auditor

Date: 15/03/2021

Reviewed by:

ANNABELLE TUNGOL
Environmental Auditor

Date: 15/03/2021

© Copyright AQUAS Pty Ltd
ABN: 40 050 539 010

All rights reserved. No material may be reproduced without prior permission.

While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

AQUAS Pty Ltd
www.aquas.com.au

1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Project Details	6
2.3 Audit Team	6
2.4 Audit Objectives	6
2.5 Audit Scope	6
2.6 Audit Period	7
3. Audit Methodology	8
3.1 Approval of Auditors	8
3.2 Audit scope development	8
3.3 Audit Process	8
3.3.1 Opening Meeting	8
3.3.2 Conduct of Audit	8
3.3.3 Closing Meeting	8
3.4 Interviewed Personnel	8
3.5 Details of Site Inspection	9
3.6 Consultation	9
3.7 Audit Compliance Status Descriptors	11
4. Document Review	12
5. Audit Findings	13
5.1 Assessment of Compliance	13
5.2 Notices, Incidents and Complaints	13
5.3 Review of Previous Audit Findings	14
5.4 Audit Site Inspection	14
5.5 Suitability of Plans and the EMS and Compliance between Actual/Predicted Impacts	15
5.6 Key Strengths	15
5.7 Audit Findings and Recommendations	16
Appendices	
Appendix A. Auditors Approval by Planning Secretary	17
Appendix B. Audit Attendance Sheet	18
Appendix C. Independent Audit Declaration Form	19
Appendix D. Audit Checklist and Audit Findings	21
Appendix E. Audit Photos	64
Appendix F. Consultation Records	71

1. Executive Summary

This independent audit was completed to assess the environmental controls established by Health Infrastructure (HI) and Roberts Co (RC) (The principal contractor, formerly Roberts Pizzarotti Pty Ltd) against the requirements of Development Consent SSD 9036 Condition C40 for the Concord Hospital Redevelopment Stage 1 Project. This was the fourth audit of the project and was conducted by AQUAS on 24th February 2021. The audit covered the conditions under Schedule 3 Part A, Part B and Part C of the Development Consent SSD 9036, Modification 5 – dated 21st September 2020.

The development continued to progress in accordance with the Staging Report that was approved by the Department of Planning, Industries and Environment on 28th February 2020. RC noted that activities for Stage 5 were expected to commence in March 2021.

Overall, the project is compliant to the conditions of Development Consent SSD 8667 with the following key strengths noted:

- The Hospital construction activities were carried out as per the project programme and Stage Report with no harm to the environment;
- The Environmental Management Plan (EMP) and sub-plans have been maintained and implemented during the construction to comply with the SSD conditions;
- Environmental inspections have been undertaken using EHS inspections in iAuditor, with ability to add photos, assign responsibility for corrective actions and follow up until closure
- Communication, interface meetings, disruption notice and consultation with the Hospital and stakeholders continue to be undertaken;
- No incidents were reported during this audit period;
- Non-conformances raised in the previous independent environmental audit were suitably addressed;
- Implementation of the following environmental mitigation measures:
 - Real time noise and vibration monitoring using Envirosuite App is being conducted and reports were posted on the project website;
 - Construction site was secured;
 - Waste management i.e. onsite segregation and over 90 % recycling of wastes;
 - All trees within the site were protected;
 - Erosion and sedimentation controls including silt fencing, use of sandbags and coir logs along the site perimeter, covered pit drains, rumble grid at the site access/egress and deployment of street sweeper;
 - No mud tracking on the road;
 - Controlled vehicle access, use of traffic controllers, shuttle bus for construction staff; and
 - Good general housekeeping.

There were no non-compliances identified during this audit. Throughout the course of this audit the contractor has shown substantial improvement in the management of environmental aspects of the site and general compliance with the requirements of the project development consent conditions.

2. Introduction

2.1 Background

Roberts Co (RC) (formerly Roberts Pizzarotti Pty Ltd) has been appointed by Health Infrastructure (The Proponent) for the redevelopment of Concord Hospital which comprises of the following:

- Construction of a new 44,000m² GFA Clinical Services Building.
 - 3-storey atrium linking the new building and the current clinical services building
 - A link at lower ground floor below the atrium for goods and services to be transported between the new building and the existing building
 - New glass lifts and associated lobby slabs servicing the existing building
 - A basement level loading dock, patient drop off and short-term parking and cold shell for radiation oncology
 - 214 inpatient beds
 - Treatment chairs for cancer and infusion services
 - Offices and support spaces
 - Outpatient consult rooms and
 - Allied health treatment areas.

The Proponent has engaged AQUAS to undertake the fourth independent environmental audit, which was conducted on 24th February 2021 during the construction phase of the Concord Hospital Redevelopment project, in compliance with the following Development Consent Conditions:

Condition C40

Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

The Independent Audit Program mentioned above was submitted by the Proponent on 28th June 2019 via email to compliance@planning.nsw.gov.au, subject reference: "SSD 9036 Concord Hospital - Post Approval Documents Condition C39".

Condition C41

In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:

- (a) review and respond to each Independent Audit Report prepared under condition C39 of this consent;
- (b) submit the response to the Department and the Certifying Authority; and
- (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.

2.2 Project Details

Project Name	Concord Hospital Redevelopment
Project Application Number	SSD 9036 including Modification 5, dated 21/09/2020
Project Address	Hospital Road, Concord West NSW 2139
Project Phase	Construction
Project Activity Summary	Currently the main structure of the building is complete, with topping out of structure completed in October 2020. Key activities occurring onsite included: • Façade Installation and stripping of scaffold • Internal Fit out works • Structural Steel works around the new connection to the existing buildings • Building Commissioning • General civil works around the new drop off areas

2.3 Audit Team

Details of the AQUAS environmental auditors for this audit were submitted to the Department of Planning by the Proponent. Endorsement by Planning of the following auditors was granted prior to the conduct of the audit:

Name	Company	Position	Certification
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536
Luis Garzon	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Certification as Quality & Safety Auditor

The letter of approval by DPIE is attached as **Appendix A**, and the Independent Audit declaration forms are attached as **Appendix C**.

2.4 Audit Objectives

The objective of this audit was to undertake the fourth independent environmental audit focused on implementation of environmental management plans in compliance with the Development Consent Condition SSD 9036 Cl. C40, and in accordance with the following:

- the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and
- the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.5 Audit Scope

The scope of this audit comprised the review of the project compliance against SSD 9036 Conditions Parts A, B and C, including the following:

- Review of implementation of management plans:

- RC Environmental Management Plan (EMP)
- Construction Noise and Vibration Management Plan
- Construction Traffic and Pedestrian Management Sub- Plan
- RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital
- Site inspection, as conducted on 24th February 2021;
- Review of environmental records;
- Interviews with site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the fourth independent environmental audit carried out by AQUAS on the project, which covers the review of environmental documentation and records for the construction works from the last audit in August 2020 to 24th February 2021 only.

It is noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities sighted on the day of audit.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is attached as **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 9036. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 24th February 2021 at 8:30am with project personnel from HI, Johnstaff, McKenzie Group, Roberts Co and AQUAS, as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items discussed included:

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

3.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (CEMP and Sub-plans) to verify compliance with the Development Consent Conditions SSD 9036;
- Site inspection to review implementation of mitigation measures and environmental controls;
- Conduct of the audit following the checklist prepared in accordance with the Development Consent Conditions, through interviews with personnel and review of records provided as evidence of compliance; and
- Preparation of identified findings and any actions noted during site inspection for discussion during closing meeting.

3.3.3 Closing Meeting

The closing meeting was held on 24th February 2021 at 1:45pm with representatives of HI, Johnstaff, RC and AQUAS. General feedback was provided and the findings of the audit were discussed during this meeting.

The AQUAS auditor acknowledged the cooperation, openness and hospitality of RC staff during the conduct of this audit.

3.4 Interviewed Personnel

Name and position of persons interviewed:

Name	Organisation	Position
Miles Mesic	Roberts Co.	HSE Manager
Chris Billingham	Roberts Co.	Exec. Design Manager
Michael Krogh	McKenzie Group	Certifier
Marc Carneiro	Johnstaff	Project Manager

3.5 Details of Site Inspection

A site walk around the construction area was conducted with focus on the following controls:

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Site access/egress;
- Roads surrounding the site for dust/mud tracking;
- Tree protection;
- Waste management;
- Site security fence/screening;
- Traffic management,
- Noise management;
- Site signage; and
- General housekeeping.

Photos taken during site inspection are included in the **Appendix E**.

3.6 Consultation

Communications were sent to relevant personnel in Health Infrastructure as well with Department of Planning Industry and Environment and Canada Bay Council to request feedback about the project and highlight any focus areas for review by AQUAS during the audit. Refer to **Appendix F** for consultation records.

Department of Planning Industries and Environment

Similar to the previous audit, the Department requested that the audit focused on assessing compliance in areas related to the following SSD conditions:

A19 – Record keeping on the project website

The Project website was reviewed and it included the information required by condition A19. The Opportunity for Improvement raised during the previous audit was taken on board and the documentation was neatly presented and grouped in sections that allowed for easy browsing. It was noted that monitoring results were added.

B24 – Outdoor lighting

A Statement of Compliance by Fredon Electrical and Communications was available, dated 12 December 2019. It stated that the light installations are designed in accordance with the required standards.

A letter by Fredon Industries dated 23/04/2020 was also available, Re: Crown Certificate 5 – Access Exclusion, external works, signage and landscaping. It confirmed compliance with the nominated standards and had relevant drawings attached.

B25 – Access for people with disabilities

RC presented a Design Review Accessibility Compliance Statement CC4a by A. Chambers, dated 02/03/2020. A McKenzie Group design review accessibility compliance statement – CC4a Basement, lower ground and ground works was also available, dated 29/5/2020. The report shows assessment of

conditions and certification of compliance. The list of drawings reviewed is included at the end of the document.

RC presented an Access Design Review – Construction Concord Hospital – Main Works Hospital Road, Concord, NSW by McKenzie Group, dated 29 October 2020 (final review), which includes DDA compliance. Also presented McKenzie Group Design Review Accessibility Compliance Statement CC5 – External works, Jobs 74868 of 29 October 2020.

B26 – Management Plans

RC has maintained the relevant Environmental Management Plans. The main document is the Construction Environmental Management Plan (CEMP), which had recently been updated to Revision 13 on 19 January 2021. Some sub-plans were included within the CEMP, e.g. Environmental Control Plan, Emergency Preparedness; other sub-plans were available as separate documents, e.g. Construction Traffic and Pedestrian Management Sub-Plan (19/09/19), Construction Noise and Vibration Management Plan (1/11/19), Waste Management Plan (06/01/2020) and Construction Soil and Water Management Plan (25/08/20). A Construction Traffic and Pedestrian Management Plan for Substation Construction works prepared by TTW and dated 21/09/20 was available.

B45 – Bicycle parking and end of trip facilities

RC bicycle parking and end of trip facilities drawings were being assessed by the traffic consultant. A letter from Arup dated 4/12/19 was available stating that the design meets the requirements of the relevant standards and meets condition B45 of the SSD conditions. This item has been certified as part of crown certificate CC4a 20/124467-7 of 02/04/20.

C15 – Noise mitigation measures

RC has noise monitors installed in the construction site close to the sensitive receivers, which were observed during the site walk. The monitoring happens in real time and can be observed through an App on a computer or tablet. Monthly reports for the client are generated (e.g. sighted for Nov/20, Dec/20 and Jan/21). The reports show location of the monitors, charts with noise levels and raw data.

Noise mitigation measures in place for the project included:

- Noise monitoring in real time;
- Construction works undertaken during standard working hours;
- Any disruptive or out of hours works follow communication to the Hospital through the Disruption Work Notice (DWN) process and notifications to the Hospital and other sensitive receivers conducted as necessary;
- Noisy works will be stopped if requested by the Hospital;
- Use of squawker reversing alarms; and
- Toolbox talks with site staff regarding noise.

RC has not received noise complaints since the previous audit.

C37 – Revision of strategies, plans and programs and notification to the DPIE

The CEMP has been updated to Rev. 13 of 19/01/2021. A Construction Traffic and Pedestrian Management Plan for Substation Construction works prepared by TTW and dated 21/09/20 was available. Notification of updates to the Department were to be completed by RC within the allowed three-month period.

C40 – Independent Environmental Audit

This audit has been conducted as per the schedule in the Audit Program and in accordance with the Planning document *Independent Audit Post Approval Requirements (Department 2018)*.

Health Infrastructure

Health Infrastructure noted that the project is approaching completion in just over 6 months' time and requested to place focus on the preparation for compliance with operational conditions. The next Independent Environmental Audit will review compliance with the remaining construction conditions

and will focus on SSD 9036 Conditions Part D “Prior to Occupation”. The AQUAS approach to this request was to refer to the requirements of conditions Part D progressively as they became relevant through the review of Parts A, B and C, e.g.

- Conditions D2 and D3 were discussed after review of Condition A16 as both refer to external walls cladding;
- Conditions D4 and D5 were discussed after review of Condition B5 – both refer to protection of public infrastructure, pre and post-dilapidation reports;
- Condition D6 was discussed after review of Condition B16 Utilities and Services; etc.

RC took notes about of the type of evidence that will be expected during the next audit for review.

Concord Hospital

The Hospital requested that the audit focused on management of disruptive works, interface with the hospital and car parking.

RC manages the interface with the hospital through the Disruption Works Notices (DWN) process. Sample DWNs were sighted, e.g. No. 0075 for afterhours removal of Tower Crane 1 on 30 Nov 2020; an extension has been applied as the crane is still in use, and the new proposed dates are 5 or 12 March 2021. DWN are also issued for noisy works or other works likely to affect the normal operation of the Hospital. No complaints or concerns were recorded regarding this interface process.

In addition, stakeholder meetings are held with attendance of the Hospital, HI and Johnstaff to discuss project-related matters. The minutes of the Concord Hospital Redevelopment Communications Working Group meeting No. 24 dated 10 November 2020 were sighted.

Regarding parking RC noted that arrangements with a nearby RSL are ongoing for use of the car park, and employees are using the shuttle provided. In addition, a security guard works from 5:30am to control access to the car park and restrict use by construction staff.

Canada Bay Council

No feedback was received from the Canada Bay Council.

3.7 Audit Compliance Status Descriptors

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

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.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- Fourth Levy payment 27/10/20 for \$173,203.
- Staging Report for Concord Hospital Redevelopment Stage 1 Rev. 3, dated 07/02/2020 by Wolfpeak.
- Email RC to Johnstaff dated 01/03/2021 Re: Concord - Condition B1 for CC5, noting expected commencement of Stage 5 for 08/03/21.
- Letter from EI Australia dated 29/01/2021 Re: Interim asbestos clearance inspection for the helipad at Concord hospital Phase 2 Area B, Hospital Rd Concord West NSW.
- Email from MGP (water servicing consultant) dated 23/02/2021 Re: Concord Hospital – Sewer Pump Station Access – with proposed pump station design plan.
- Minutes of Concord Hospital Redevelopment Communications Working Group – Meeting No. 24, dated 10/11/2020.
- Letter from Fredon Industries 23/04/2020 Re: Crown Cert. 5 – Access Exclusion, external works, signage and landscaping.
- Access Design Review – Construction Concord Hospital – Main Works Hospital Road, Concord, NSW by McKenzie Group, dated 29/10/20 (final review).
- McKenzie Group Design Review Accessibility Compliance Statement CC5 – External works, Jobs 74868 of 29/10/20.
- Environmental Management Plan Rev. 13 of 19/01/2021.
- TTW Construction Traffic and Pedestrian Management Plan for Substation Construction works dated 21/09/20.
- ARUP letter of 27/06/20 – Concord Repatriation General Hospital – CC5 Traffic Engineering Certification for Condition B38 and B40 (SSD 9036).
- Construction Compliance Report prepared by Johnstaff 01/12/20.
- Letter from HI to Planning on 11/02/21 with the Report and notification of non-compliance for report not issued within the required 6-monthly period.
- Aconex correspondence dated 16/02/21 from RC to McKenzie with updated plans.
- Boom lift annual inspection 14/10/2020 by Botany Access; maintenance (90 day service) 14/01/2021 by Botany Access.
- Letter RC to Certifier “Crown Certificate 5 – Concord Repatriation General Hospital Redevelopment” dated 14/09/2020.
- Disruption Works Notice 0075 dated 30/11/20 for afterhours removal of Tower Crane 1.
- Complaints Register
- Work Site Checklist 18/02/2021 with attendance of main stakeholders.
- Roberts Co Inspection in iAuditor 22/02/2021.
- Aconex correspondence RP to Hospital, dated 2/02/2021 with attached Noise Reports for Nov/20, Dec/20 and Jan 2021.
- Proponent Response to Independent Environmental Audit Findings Concord Hospital Redevelopment, 20 October 2020 by HI.
- Building Certification for Crown Building Work Certificate No. 20/124467-10 Stage 5, 03/11/20.

5. Audit Findings

This audit was completed to assess the implementation of the CEMP and environmental controls established by RC against the requirements of Development Consent SSD 9036. The audit confirmed that RC and HI have implemented the Environmental Management Plan to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	84
Non-Compliant	0
Not Triggered	32
Total Requirements	116

5.1 Assessment of Compliance

The audit determined that the Proponent has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	25	Compliant 19
		Non-compliant 0
		Not Triggered 6
Part B – Prior to commencement of Construction	48	Compliant 33
		Non-Compliant 0
		Not Triggered 15
Part C – During Construction Appendix 1 – Incident Notification	43	Compliant 34
		Non-Compliant 0
		Not Triggered 9

5.2 Notices, Incidents and Complaints

The Proponent noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

A Complaints Register is in place where details of complaints are recorded, including resolution reached. A total of 14 complaints were recorded at the time of the audit and no complaints were received since the previous Independent Environmental Audit.

Previous complaints received between 14 May 2019 and 27 July 2020 included mainly traffic management and noise issues. The contractor has taken specific actions to address all the complaints received and other general actions, in particular providing information and maintaining

communications with contractors and stakeholders. Another general measure was the hiring of a security guard from 5:30am on working days to address traffic control issues, e.g. unauthorised use of parking facilities, access of construction vehicles out of hours, etc.

The Complaints Register is available to the public in the Project website.

5.3 Review of Previous Audit Findings

All the findings raised in the previous have been addressed accordingly and were now considered closed. The following table presents the review and evidence of closing out of previous audit findings:

Finding No.	SSD Condition	Audit Finding	Follow up Comments	Status
Non-Compliance -01	A2. Terms Of Consent.	Non-compliance against this condition was raised on the following basis: a. Non-compliance against condition of consent C36.	a. Finding against condition C36 was closed.	Closed 24/02/2021
Non-Compliance -02	C36. Erosion and Sediment Control	The Department was not notified in writing within seven days after the proponent became aware of the non-compliances raised during the last Independent Environmental Audit, per Audit Report of 26 March 2020.	DPIE were notified of the new identified non-compliances within seven days of the final audit report, on 30 th September 2020. DPIE responded on 19 th October 2020 and requested that the non-conformance be issued separately from the audit report. This was revised and resubmitted to DPIE on 19 th October 2020.	Closed 24/02/2021
Opportunity for Improvement -01	A19. Access to Information	The information posted in the website is not easy to navigate and, in some cases, specific documents are hard to identify.	The website was updated, with information now tidy and grouped into sections for easier navigation. Refer to URL http://concordredevelopment.health.nsw.gov.au/community/documents .	Closed 24/02/2021

Evidence of records reviewed for closure of previous audit issues and recommendations can be found in **Appendix D**.

5.4 Audit Site Inspection

The site inspection was conducted at 8:45am on 24th February 2021 with intermittent rain with works limited only inside the building, at the entrance area and turf installation (no excavation noted). The AQUAS auditors, HI, Johnstaff and RC project staff walked through the construction site, where environmental controls were observed, including:

- Tree protection installed in the site compound;
- Real-time noise and vibration monitoring;
- Site signage and site sheds;
- Silt fence along the boundary of the site;
- Perimeter of site fenced for restricted access and no graffiti;
- Erosion and sediment controls for pits outside and inside the site;
- Coir logs in place for turf installation around the new helipad area;
- Traffic signage and traffic controllers onsite;
- Street sweeping;

- Rumble grid at site gate;
- Skip bins for waste and recycling in various locations;
- Equipment maintenance records up to date; and
- Good housekeeping.

There was no Issues noted during the site inspection. Please refer to photos of the site inspection in **Appendix E**.

5.5 Suitability of Plans and the EMS and Compliance between Actual/Predicted Impacts

The CEMP and sub-plans were generally compliant with the requirements of the Development Consent which were regularly reviewed and updated.

RC Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes. Updates in the plans have occurred periodically to ensure they remain relevant to the requirements throughout the progress of the project.

It is noted that no significant changes or additional impacts were noted in the actual construction works as compared to the predicted impacts of the development in the Environmental Impact Assessment (EIA).

5.6 Key Strengths

The project is generally compliant to the conditions of Development Consent SSD 9036 with the following key strengths noted:

- The Hospital construction activities were carried out as per the project programme and Stage Report with no harm to the environment;
- The Environmental Management Plan (EMP) and sub-plans have been maintained and implemented during the construction to comply with the SSD conditions;
- Environmental inspections have been undertaken using EHS inspections in iAuditor, with ability to add photos, assign responsibility for corrective actions and follow up until closure
- Communication, interface meetings, disruption notice and consultation with the Hospital and stakeholders continue to be undertaken;
- No incidents were reported during this audit period;
- Non-conformances raised in the previous independent environmental audit were addressed accordingly. Details of the previous non-compliances are found in Section 5.3 of this report;
- Implementation of the following environmental mitigation measures:
 - Real time noise and vibration monitoring using Envirosuite App is being conducted and reports were posted on the project website;
 - Construction site was secured;
 - Waste management i.e. onsite segregation and over 90 % recycling of wastes;
 - All trees within the site were protected;
 - Erosion and sedimentation controls including silt fencing, use of sandbags and coir logs along the site perimeter, covered pit drains, rumble grid at the site access/egress and deployment of street sweeper;
 - No mud tracking on the road;
 - Controlled vehicle access, use of traffic controllers, shuttle bus for construction staff; and
 - Good general housekeeping.

5.7 Audit Findings and Recommendations

No issues were identified during this audit. Refer to the **Appendix D** for full details of reviewed audit evidence.

Considering the current stage of the development and the anticipated handover date in late 2021, it is suggested for the next six-monthly audit to combine review of SSD 9036 construction conditions with Part D – Prior to Occupation conditions. This has been mentioned to Hi and RC during the audit closing meeting on 24 February 2021.

Appendix A. Auditors Approval



Planning,
Industry &
Environment

Ms Rachel Mitchell
Health Infrastructure
PO Box 1060
North Sydney NSW 2059

Our ref: DOC19/564941

File: EF19/16447

3 July 2019

Dear Ms Mitchell

Agreement of Independent Auditor

Concord Repatriation General Hospital Redevelopment (Concept & Stage 1) (SSD 9036)

Reference is made to the submission dated 28 June 2019, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Concord Repatriation General Hospital Redevelopment project.

In accordance with the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following audit team:

- Ms Nilda Soto;
- Mr Luis Garzon;
- Ms Annabelle Tungol; and
- Ms Ana Maria Munoz

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate team for future audits.

Notwithstanding, the agreement for the above listed audit team 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.

If you have any questions, please contact Michaela Burgess on (02) 8217 2055.

Yours sincerely,



Kate Moore

03/07/2019

A/Principal Compliance Officer (Social Infrastructure)

As nominee of the Secretary

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET



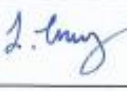
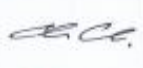
PROJECT: Concord Hospital Redevelopment AUDIT No.: 4

AUDITEE: Roberts Pizzarotti - Johnstaff LEAD AUDITOR:

MEETING LOCATION: RP Site Office - Concord Hospital

OPENING MEETING DATE AND TIME: 24/02/21 8:30am

CLOSING MEETING DATE AND TIME: 24/02/21 1:45pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	AQUAS	Auditor		
Anastasia Turgol	AQUAS	was Auditor		
MARC CARWICKO	JOHNSTAFF	PM		
Louise Irving	Health Infrastructure	Assistant Project Director		
Michael Krug	McKenzie Group	Building Surveyor		
Miles Mesic	Roberts Co	HSE Manager		
CHRIS BILLINGHAM	ROBERTS CO	EXEC DESIGN MANAGER		
Luke Tracey	Roberts Co	SM.		
JAMES STAVROPOULOS	Roberts Co.	Project Director		

Appendix C. Independent Audit Declaration Forms

Independent Audit Declaration Form

Project Name:	Concord Hospital Redevelopment Stage 1
Consent Number:	SSD 9036
Description of Project:	Concord Repatriation General Hospital (Concept and Stage 1), comprising demolition of building and structures, new 44,000sqm, 6-storey clinical service building, new 5-storey car park for 590 cars, temporary 300 space on-grade car park, landscaping.
Project Address:	Hospital Road, Concord 2139
Proponent:	Health Infrastructure; Johnstaff (PM); Roberts Co (Contractor)
Title of Audit:	Independent Environmental Audit
Date:	9 th March 2021

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. 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
- viii. 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.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* 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
- b) The *Crimes Act 1900* 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)

Name of the Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Independent Audit Declaration Form

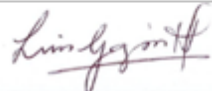
Project Name:	Concord Hospital Redevelopment Stage 1
Consent Number:	SSD 9036
Description of Project:	Concord Repatriation General Hospital (Concept and Stage 1), comprising demolition of building and structures, new 44,000sqm, 6-storey clinical service building, new 5-storey car park for 590 cars, temporary 300 space on-grade car park, landscaping.
Project Address:	Hospital Road, Concord 2139
Proponent:	Health Infrastructure; Johnstaff (PM); Roberts Co (Contractor)
Title of Audit:	Independent Environmental Audit
Date:	9 th March 2021

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- 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
- 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.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* 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
- The *Crimes Act 1900* 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)

Name of the Auditor:	Luis Garzon
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.0			SCHEDULE 3: PART A - ADMINISTRATIVE CONDITIONS			
1.1	A	A1	1-6 Obligation to Minimise Harm to the Environment 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.	Implementation of environmental controls as observed during the site inspection was satisfactory. Controls included erosion and sedimentation, traffic management, signage and site security, tree protection, noise monitoring, etc. Controls were validated through review of records, as noted in this report.		Compliant
1.2	A	A2	1-6 Terms of Consent The development may only be carried out:	Development complies with the requirements. Previous audit Non-Compliance NC-01, raised during audit of 25 August 2020, is closed.		Compliant
1.3	A	A2 (a)	in compliance with the conditions of this consent;			
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;			
1.5	A	A2 (c)	generally in accordance with the EIS and Response to Submissions;			
1.6	A	A2 (d)	generally in accordance with the Concord Hospital Redevelopment Statement of Environmental Effects Section 4.55 (1A) Modification Application and accompanying documents prepared by Architectus, dated 4 March 2020; and			
1.7	A	A2 (e)	in accordance with the approved plans below: – Architectural drawings prepared by Jacobs – Multistorey Car Park – Landscape Design Development Plans prepared by Site Image Landscape Architects – DD Concept Plan prepared by Jacobs – Wayfinding Signage prepared by Minale Tattersfield / Jacobs			
1.8	A	A3	1-6 Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No changes were noted since the previous audit in August 2020. No directions to the		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.9	A	A3 (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 the implementation of any actions or measures contained in any such document referred to in (a) above.	applicant have been received by the Planning Secretary.		
1.10	A	A3 (b)				
1.11	A	A4	1-6 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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	There have been modifications to the SSD to adjust minor design changes. However, no inconsistency, ambiguity or conflict has been identified with any of the documents listed in condition A2(c) and A2(d).		Not Triggered
1.12	A	A5	1-6 Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Date of Consent: 28/02/2019; expiration date would be 28/02/2024 – but the works have already commenced.		Not Triggered
1.13	A	A6	1-6 Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation, i.e. <i>P6, Dv8A: C198 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989;</i> <i>98A Erection of signs</i> <i>98B Notification of Home Building Act 1989 requirements</i> <i>98C Conditions relating to entertainment venues</i> <i>98D Condition relating to maximum capacity signage</i> <i>98E Condition relating to shoring and adequacy of adjoining property.</i>	CC1 – Approval – Letter of Certification of N Moit & Sons (NSW) Pty Ltd Contractor's Certification Demolition Works 9 April 2019. CC1 and CC2 – Approval – Structural Design Certificate for Crown Certificate 2 dated 11 July 2019 for Concord Hospital Redevelopment Works. In addition, signage with project information was posted at different locations outside the site.		Compliant
1.14	A	A7	1-6 Planning Secretary as Moderator 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 between the Applicant and a public authority had occurred to the date of the audit.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.15	A A8	1-6	Long Service Levy 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.	- Instalment No 9000726, dated 23 April 2019 - Levy Payable \$692,814, Value of Work \$197,946,895 Long Service Corporation, Council – Health Infrastructure for Concord West Hospital Redevelopment. - Levy Receipt - 00377775 - 23 April 2019 1st payment of \$204, 271.00 - Second payment has been made – sighted levy receipt 19/9/19 for \$162,849 Receipt No. 0039748. - Third payment 30/3/20 Levy receipt 00420040 for \$162,847 - Fourth payment 27/10/20 \$173,203. Had a refund from the Long Service Corporation NSW.		Compliant
1.16	A A9	1-6	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notice received to date.		Not Triggered
1.17	A A10	1-6	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	Communications happen via Aconex, e.g. consultation about Management Plans. The EMP and CTMP were sent to Canada Bay Council on 25/03/2019 and RMS for consultation (per conditions B29, B42). No response received from Council and RMS at the time of the audit. Sighted examples for other conditions, e.g. - Relevant owner/ provider of services – Protection of public infrastructure (dilap) – e.g. Canada Bay – refer Condition B5(a). - Sydney Water - wastewater servicing-discussions with the water coordinator (appointed by RC) still ongoing – refer Condition B18. - Council (Canada Bay) consulted for CSWMP – refer Condition B32(a).		Compliant
1.18	A A10 (a)		consult with the relevant party prior to submitting the subject document for information or approval; and			
1.19	A A10 (b)		provide details of the consultation undertaken including:			
1.20	A A10 (b) (i)		the outcome of that consultation, matters resolved and unresolved; and			
1.21	A A10 (b) (ii)		details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				- Council consulted for Stormwater Management – refer Condition B33(i). - Sydney Water – ongoing consultation by the wastewater servicing coordinator – refer Condition B18.		
1.22	A	A11	1-6	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:		Compliant
1.23	A	A11 (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);	Presented Staging Report for Concord Hospital Redevelopment Stage 1 Rev. 3, dated 07/02/2020 by Wolfpeak. Sighted email from no-reply@majorprojects.planning.nsw.gov.au dated 12/02/2020 acknowledging receipt of Report submission with subject "Concord Hospital Concept Proposal & Stage 1 - Post Approval Document Received - (SSD-9036-PA-3)". New evidence:		
1.24	A	A11 (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	There have been no changes in CCs so far, but planning to make a change to CC4b – update to the fire engineering report to include an addendum for new fire engineering solutions.		
1.25	A	A11 (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).			
1.26	A	A12	1-6	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.	Staging Report was prepared and submitted to DPIE – Sighted letter from DPIE to HI, dated 28/02/2020, with approval of the Staging Report.	Compliant
1.27	A	A13	1-6	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.	Plans were updated, e.g. sighted RC Environmental Management Plan Rev. 13 of 19/01/2021.	Compliant
1.28	A	A14	1	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards	Approval in CC1. Sighted Letter of Certification by N Moit & Sons (NSW) Pty Ltd,	Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	Contractor's Certification Demolition Works 9 April 2019. No further demolition is occurring.		
1.29	A	A15	1-6 Structural Adequacy 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. <i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Approval in CC1 and CC2. Sighted Structural Design Certificate for Crown Certificate 2 dated 11 July 2019 for Concord Hospital Redevelopment Works. For Stage CC4a sighted: – TTW letter of 30 April 19 certifying main structural works for CC4a – Axis 16/12/19 Medical Gas services – drawings For stage CC6: – TTW letter of 13/5/2020 certifying structural design for CC6. includes reference to the relevant drawings No additional evidence.		Compliant
1.30	A	A16	6 External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	This will be part of CC6. Link to CC6 is linked to planning modification submitted to Johnstaff. Sighted TTW letter of 14/05/2020 SSD9036 Crown Certificate CC6 – Façade cladding. This would be part of the CC6 by Mackenzie Group. Sighted Building Certification for Crown Building Work Cert. No. 20/124467-9. This is for Stage 6 – Façade only (CC6).		Compliant
1.31	A	A17	1-6 Applicability of Guidelines 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.	Guidelines such as BCA and Australian Standards requirements are included in the design certificate reports. No directions have been received from the		Not triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.		Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				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.	Planning Secretary regarding updated or revised document versions.		
1.32	A	A18	1-6	Monitoring and Environmental Audits 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. <i>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.</i>	Monitoring and environmental auditing carried out as required by SSD 9036, e.g. refer to Conditions: - B30 & C20 regarding noise and vibration monitoring; - B47 regarding compliance reporting; - B6 regarding Audit of remedial works; - C9 regarding site inspections to monitor implementation of Management Plans; - C39 & C40 regarding independent environmental audits. New Evidence: - BSI audit was conducted on 25-28 August 2020 for Quality Environmental Safety ISO Certification. No observations and non-conformance raised. - ISO Certificate effectivity date 23/02/2021 to 2024.		Compliant
1.33	A	A19	1-6	Access to Information 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:	Previous Opportunity for Improvement OFI-01, raised during Audit 25 August 2020, is closed.		Compliant
1.34	A	A19 (a)		make the following information and documents (as they are obtained or approved) publicly available on its website:	Information was available at: http://concordredevelopment.health.nsw.gov.au/community/documents , and https://www.planningportal.nsw.gov.au/major-projects/project/9766 .		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.35	A A19 (a) (i)		the documents referred to in condition A2 of this consent;	Sighted SSD 9036 and modifications, Approved Stamped Plans (SSD-9036), Concord Repatriation Hospital (Concept Stage 1) Assessment Mod 1, April 2019, etc.		
1.36	A A19 (a) (ii)		all current statutory approvals for the development;	The signed SSD 9036 and modifications were posted on the website, including the approved Staging Report.		
1.37	A A19 (a) (iii)		all approved strategies, plans and programs required under the conditions of this consent;	CEMP Rev. 13, Community Communications Strategy of April 2019, Independent Audit Program 27/06/19 were posted.		
1.38	A A19 (a) (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;	Reports of environmental performance were posted, e.g. Pre-Construction Compliance Report 17/04/19, Construction Compliance Reports.		
1.39	A A19 (a) (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;	Monitoring results such as noise and vibration monitoring posted; the proponent noted that these are not considered of public interest, except for the Hospital. The hospital receives periodic reports that include these monitoring results.		
1.40	A A19 (a) (vi)		a summary of the current stage and progress of the development;	Some information found in the Concord Hospital Development page, under news and updates.		
1.41	A A19 (a) (vii)		contact details to enquire about the development or to make a complaint;	Details included in the "Contact Us" section		
1.42	A A19 (a) (viii)		a complaints register, updated monthly;	Complaints Register published, including 14 complaints. The latest complaint was recorded on 27/07/20.		
1.43	A A19 (a) (ix)		audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	Independent Environmental Audit Reports and Response to the Independent Audit findings and recommendations are published.		
1.44	A A19 (a) (x)		any other matter required by the Planning Secretary; and	Other documents were posted, mostly related to modifications in the conditions of consent		
1.45	A A19 (b)		keep such information up to date, to the satisfaction of the Planning Secretary.	Published information was up to date.		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.46	A A20	1-6	Compliance 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.	Induction program, which all employees have to undertake, includes reference to the SSD Conditions, and the induction goes through elements of the conditions. Inductions have 2 parts, Part A - in app and Part B - onsite.		Compliant
1.47	A A21	1-6	Staging 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.	Sighted Staging Report Rev. 3 dated 7/02/2020 prepared by Wolfpeak. Sighted email from no-reply@majorprojects.planning.nsw.gov.au dated 12/02/2020 acknowledging receipt of Report submission with subject "Concord Hospital Concept Proposal & Stage 1 – Post Approval Document Received – (SSD-9036-PA-3)" – via the Planning Major Projects Portal. Sighted letter from DPIE (D. Gibson) to HI, dated 28/02/2020, subject "Concord Repatriation General Hospital Redevelopment Stage 1 (SSD 9036) – Approval of Staging Report" with approval of the Staging Report.		Compliant
1.48	A A22 (a)	1-6	A Staging Report prepared in accordance with condition A21 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;	Details of how the project will be staged and timing are described in the Staging Report (see above). There was involvement of the certifier through the process. Noted that the correspondence of staging report with crown certificates meant that they had to make some changes, e.g. CC1 & CC2 – no change CC3 – CC5 changed to mirror stages 3, 4a, 4b, 5 and 6. Sighted the following: – CC4a has been issued. 2/4/2020. – CC6 for façade, windows louvers.		Compliant

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				– CC5, dated 03/11/2020 for external works, signage and landscaping. RC noted that for any modification to SSDs, crown certificates may need to be reviewed, but so far CCs 1, 2 and 3 will not change. Planning to make a change to CC4b – update to the fire engineering report to include an addendum for new fire engineering solutions		
1.49	A	A22 (b)	(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);	No staged operation is proposed.		
1.50	A	A22 (c)	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	The staging report has a compliance table with SSD Conditions in Appendix A.		
1.51	A	A22 (d)	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	details described in the Staging Report section 3.5		
1.52	A	A23	1-6 Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Work is aligned in accordance with the staging report.		Compliant
1.53	A	A24	1-6 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.	Compliance of this condition noted through the review of SSD conditions during this audit.		Compliant
1.55	A	AN1	1-6 Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	SW issued Approval to construct over a SW asset 16/08/2019. Ausgrid – have certified plans, per Ausgrid approval of 28/06/2019 (Project “Establish HVC type kiosk substation, No. SC12661) – but these have been modified, so will go through re-certification. This is still in progress.		Compliant
2.0			PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION			

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.1	B B1	1-6	Notification of Commencement 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.	Sighted 17 April 2019 email to DPE regarding the notification of commencement and submission of Community Communication Strategy (B21). Stage 1A Site Possession from AWE Enabling Works started 30 April 2019. Contractor has a Mackenzie Group RC Checklist for follow up of conditions. Sighted application form for CC4a. Letter of notification of 04/06/20 to Johnstaff with commencement advised to start on 12/6/2020. Sent to Johnstaff on 10/6/2020 via Aconex. Sighted email trail between DPIE and HI (R. Mitchell), Fri 12/6/2020. Acknowledged by DPIE on same date. Sighted letter of 12/06/20 with notification of commencement of Stage 6 on Wed. 17 June 2020. This was sent to Johnstaff via Aconex on the same day. Sighted email trail between DPIE and HI (R. Mitchell), Fri 12/6/2020. Acknowledged by DPIE on same date. New evidence provided post-audit by Johnstaff: - email from RC dated 01/03/2021 Re: Concord - Condition B1 for CC5 – noting expected commencement of Stage 5 for 08/03/21. Notification will be submitted to the Department, as required.		Compliant
2.2	B B2	1-6	Certified Plans Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	CC1 and CC2 were submitted to Certifying Authority. RC submitted the certified plans documents to HI through Aconex communication dated 18/04/2019. RC letter to Certifying Authority for CC1 works dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Crown Certificate Plans, dilapidation survey & report & EMP were submitted to DPIE on 24 April 2019. RC has a set of all the Plans in a One-Drive folder that is accessible by the Certifier. Certified plans are included in the Crown Certificates for each stage, e.g. Building Certification for Crown Building Work Certificates No. 19/124467-3 of 26/04/19, 19/124467-4 of 13/08/19, 19/124467-5 of 08/11/19, 20/124467-7 of 02/04/2020. Modification 5 included the approval of the change of drawings. Refer to the Development Consent SSD 9036, Modification 5 – dated 21st September 2020.		
2.3	B	B3	1-6	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Sighted: – 190322-CC1 Structural Drawings.pdf – 190401 Structural Design Certificate – Main Works CC1.pdf – 190418-Concord RP CC1 Statement of Compliance Rev 4.pdf Included as part of CC3 No. 19/124467-3 of 26/04/19 – Attachment 11. Sighted letter from TTW dated 17/09/19 certifying they prepared structural design at CC3 stage. Has also an internal checklist with ‘dialogue’ between RC and certifier – sighted. SSD 9036 Mod-5 stamped drawings available in project website, e.g. Overall Plan Level 1, Dwg. IA064700-NEWB-AR-DRG-0053, Rev. 10 of 10.08.20.	Compliant
2.4	B	B3 (a)	the relevant clauses of the BCA; and			
2.5	B	B3 (b)	this development consent.			
2.6	B	B4	6	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems	Refer to Condition A16. The letter from TTW to the Certifier (SSD9036 Crown Certificate CC6 – Façade cladding,	Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	dated 14/05/2020) certifies that the materials meet the requirements. e.g. Kingspan – insulated panels – letter 26/9/2019. Certifies that the product meets the requirements of National code of construction. Documentation was sent by HI to the DPIE per email titled “Concord Hospital SSD 9036 Condition B4 documents” on 18/06/2020. The body of the email notes that the Certifiers’ letter regarding condition B4 was received on 17/06/2020.		
2.7	B	B5	1 & 5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:	There was an enabling works contract with AW Edwards that diverted all the services prior to RC commencing.	Compliant
2.8	B	B5 (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;	Sighted letter of consultation with Canada Bay Council and email dated 18/04/19.		
2.9	B	B5 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation reports emailed to Canada Bay on 18 April 2019.		
2.10	B	B5 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Dilapidation reports submitted to DPE on 24 April 2019.		
2.11	B	B6	1	Site Contamination investigation Following the demolition of any existing structures, parking infrastructure, and underground utilities, a further detailed investigation must be undertaken of soil and groundwater contamination within the footprint of those structures, that infrastructure and those utilities prior to undertaking any site preparation, bulk earthworks or construction. RC noted that early works, including remediation activities at the site, were conducted by a different contractor prior to RC occupation of the site. These works were not covered by this development consent. However, RC noted unexpected finds of asbestos during bulk earthworks and were dealt with accordingly. Records presented included: – Asbestos Sample Analysis Report dated 19 August 2019 conducted by EI Australia. An exclusion zone was installed around the contaminated area.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				- Soil classification SP5, SP6, SP7 and SP8 by EI Australia dated 02 July 2019 – General Solid Waste/Asbestos Waste. - Sighted “Site Audit Statement” by NSW EPA audit – James Davis dated 5/03/2020. - Has conducted contamination investigation in the helipad area. Sighted report from EI Australia dated 30/6/2020, with all the data and analysis. The outcome of the report is that there is mainly asbestos. Works have been undertaken. - Presented Occupational Health & Hygiene Mgt Plan New Evidence: - Sighted Letter from EI Australia dated 29/01/2021 Re: Interim asbestos clearance inspection for the helipad at Concord hospital Phase 2 Area B, Hospital Rd Concord West NSW.		
2.12	B	B7	1 & 2	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 24 August 2018 and prepared by Coffey Services Australia Pty Ltd.	Clearance certificate Inspection by EI Australia – Concord Hospital (Phase 1) 1H Hospital Road Concord West NSW dated 18 July 2019. Roberts Co scope of work does not cover the remediation portion. However, the unexpected finds have been dealt with corresponding analysis reports by EI Australia. Sighted “Site Audit Statement” by NSW EPA audit – James Davis dated 5/03/2020. For the helipad works remediation was carried out as per the EI Australia report of 30/06/20 (See condition B6).	Compliant
2.13	B	B8	4a & 4b	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report	Sit Audit Report by EnviroView “Building Footprint, Phase 1, 1H Concord Hospital”,	Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.		Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				and Section A Site Audit Statement must verify the relevant part of the site is suitable for the use of the site as a hospital (Concord Repatriation General Hospital - Stage 1 works) and be provided to the satisfaction of the Certifying Authority.	prepared by J. Davis (EPA accredited auditor), dated March 2020. Remedial works have been completed prior to construction works during the early works which was not covered under RC responsibilities. Copy of the SAS was provided to HI and CA.		
2.14	B	B9	1	Unexpected Contamination Procedure 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 B28 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	The Unexpected Contamination Procedure is included in CEMP (Appendix 06) and is being implemented based on the asbestos sampling and reports provided by EI Australia. Refer to B6-B8. Helipad has been completed. 29 January 2021 Interim Asbestos Clearance Inspection for the helipad report by EI Australia. 1 December 2020 Asbestos Clearance Inspection for the helipad Phase 2 Area B report by EI Australia		Compliant
2.15	B	B10	1-6	The EPA shall be notified should any contamination of the development site be identified which meets the triggers in the Guidelines for the Duty to Report Contamination.	No contamination has been identified that triggers the Guidelines for Duty to Report Contamination.		Not Triggered
2.16	B	B11	1	Should additional site investigations reveal further contamination of soil or groundwater, a site auditor (accredited under the Contaminated Land Management Act) shall be engaged to:	No additional contamination noted onsite that warrants site auditor.		Not Triggered
2.17	B	B11 (a)		review the adequacy of contamination assessment reports, any remediation action plan and unexpected finds procedure.			
2.18	B	B11 (b)		provide a Section A Site Audit Statement (SAS) and accompanying Site Audit Report (SAR) certifying the suitability of the development site for the proposed use.			

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.19	B	B12	1	Underground Petroleum Storage System Any Underground Petroleum Storage System (UPSS) infrastructure shall be decommissioned and removed from the Stage 1 development site, the site validated, and the process documented and reported in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.	Not found at the current work stage. Sighted letter dated 2/04/19 from Civil Designer Taylor Thomson Whiting – not aware of any underground storage tanks.	Not Triggered
2.20	B	B13	1	Acid Sulfate Soils (Management) Any acid sulfate soil (ASS) and potential acid sulfate soil (PASS) shall be handled and managed in accordance with the 1998 Acid Sulfate Soils Manual published by the NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC).	No ASS, PASS identified so far. RC has a plan by Greencap "Acid Sulfate Soils Mgt Plan" August 2019.	Not Triggered
2.21	B	B14	1	Any acid sulfate soil waste generated during the project shall be kept separate from all other waste and is assessed, classified and managed in accordance with the "Waste Classification Guidelines Part 4: Acid Sulfate Soils". 2.1.3 Odour management. The management of (ASS) shall include:	No ASS, PASS identified so far.	Not Triggered
2.22	B	B14 (a)		covering and protection of all stockpiles and truckloads of (ASS) and potential acid sulfate soil (PASS) to prevent exposure to precipitation and runoff.		
2.23	B	B14 (b)		odour suppressants being applied during site preparation and bulk excavation works.		
2.24	B	B14 (c)		limiting the surface area of exposed odorous material.		
2.25	B	B15	1 & 2	Any measures as may be necessary to minimise and manage odours arising from excavation, stockpiling and removal of contaminated and acid sulfate soil shall be implemented and include but not limited to:	No ASS, PASS identified so far.	Not Triggered
2.26	B	B15 (a)		staged excavation to limit the surface area of exposed odorous material.		
2.27	B	B15 (b)		application of odour suppressants.		
2.28	B	B15 (c)		effective covering of stockpiles and truckloads of excavation spoil		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.29	B	B15 (d)		expedited removal of odorous material from the development site to a facility legally able to accept those wastes.		
2.30	B	B16	1, 2 & 3 Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Notice of requirement by Sydney Water – sighted SW Building Plan Approved Subject to Requirements Ref. 643698 – under CC3. Approved by Sydney Water on 16/08/19, approval to construct over a SW asset. A HV substation to be built at a later stage – still liaising with Ausgrid.		Compliant
2.31	B	B17	1, 2 & 3 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.	In the process of communicating and submitting designs to Ausgrid for the HVC substations. Sighted diagram, still in progress.		Not Triggered
2.32	B	B18	5 Wastewater Servicing Prior to the replacement of any wastewater mains, the existing and relocated sewers' capacity must be accessed using hydraulic modelling prepared by a suitably qualified hydraulic engineer. The modelling shall demonstrate that the sewer system has capacity to accommodate additional flows from the site. Details shall be approved in consultation with Sydney Water.	Replacement works of wastewater mains not yet conducted. Water Coordinator (appointed by RC) has been in contact with SW, e.g. talked about a storage tank that will be built but no final decision has been made as yet. The plan is to install a tank with 45,000 cubic metres capacity, as a buffer. Plans have been submitted to SW. A deed has been prepared for the works (sighted Developer Works Deed with Sydney Water, Case No. 170086 – yet to be signed off). The design has been completed and submitted to SW, and currently awaiting SW comments. This will be completed as part of CC5 certificate. New Evidence: Sighted email from MGP (water servicing consultant) dated 23/02/2021 Re: <i>Concord Hospital – Sewer Pump Station Access</i> – with proposed pump station design plan, noting		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				that it has been sent to Sydney Water for review. The email also notes other design details required, e.g. structural, design life, location of sewer line. The process is still ongoing.		
2.33	B	B19	1, 3 & 5	Water Services A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. Applications must be made through an authorised Water Servicing Coordinator.	Sighted Letter from Sydney Water with the S73 requirements, which have to be fulfilled by 4th April 2020, not done yet. Has not been able to gain access to SW property for it. An application for extension was submitted and approved but not done in writing. Approval was assumed, as SW provided the deed. Investigation on existing stormwater to sewer connections is ongoing. Some issues have been found and progressively rectified. The process is still ongoing.	Not Triggered
2.34	B	B20	1	The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	Refer to above, condition B19.	Not Triggered
2.35	B	B21	1	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Proponent, 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 Communication Strategy Plan March 2019 was prepared by HI and submitted to the Department on 17/04/19. This was reviewed and approved by DPIE as per letter Ref. SSD9036 of 23 April 2019. Sighted meeting minutes of Concord Hospital Redevelopment Communications Working Group – Meeting No. 18, dated Tuesday 12 November 2019. Presented example of a Works Notice dated 28/02/2020 regarding site remediation measures, which was prepared as part of this communications strategy.	Compliant
2.36	B	B21 (a)		identify people to be consulted during the design and construction phases;		
2.37	B	B21 (b)		set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.38	B	B21 (c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Sighted meeting minutes of Concord Hospital Redevelopment Communications Working Group – Meeting No. 21, dated 9 June 2020.		
2.39	B	B21 (d)	set out procedures and mechanisms:	Also presented internal communication issued on 19 August 2020 with news about the helipad remediation works, directed to all hospital staff.		
2.40	B	B21 (d) (i)	through which the community can discuss or provide feedback to the Applicant;	New Evidence: Presented minutes of Concord Hospital Redevelopment Communications Working Group – Meeting No. 24, dated 10/11/2020 chaired by hospital, with attendance of stakeholders, e.g. HI and Johnstaff.		
2.41	B	B21 (d) (ii)	through which the Applicant will respond to enquiries or feedback from the community; and			
2.42	B	B21 (d) (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.			
2.43	B	B21	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.	Health Infrastructure developed the CCS and approved by DPE on 23/04/2019.		
2.44	B	B22	4a & 4b Ecologically Sustainable Development Prior to the commencement of construction, 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 the statement prepared by Wood and Grieve Engineers dated 27.06.18 to target the equivalent of a minimum 4 Star Green Star rating.	Sighted Action Sustainability Consultant Advice Notice CAN #C002 Rev. B of 31/3/2020 – “Crown Construction Cert. 4a Sustainability Requirements”. It contains the information to show compliance with sustainability requirements, based on HI own Framework, similar to Green Star Rating. Stantec is the consultant for HI – effectively the GBCA equivalent. Sighted spreadsheet with the requirements “ESD Equivalency Strategy Rev. P” – working document showing evidence of what has been done. The process is ongoing.		Compliant
2.45	B	B23	4a & 4b Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the	Have own strategy, more detailed than the WGE Statement, which is very high level. Refer to above, Condition B22.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating.			
2.46	B	B24	5	Outdoor Lighting 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.	Sighted a Statement of Compliance by Fredon Electrical and Communications dated 12/12/19 – noting that the light installations are designed in accordance with the required standards. New evidence: Sighted Letter from Fredon Industries 23/04/2020 Re: <i>Crown Cert. 5 – Access Exclusion, external works, signage and landscaping</i> . Confirms compliance with the nominated standards. Relevant drawings were attached.	Compliant
2.47	B	B25	1, 3, 4a, 4b & 5	Access for People with Disabilities 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 construction, 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.	Sighted Design Review Accessibility Compliance Statement CC4a by A. Chambers, dated 02/03/2020. Sighted McKenzie Group design review accessibility compliance statement – CC4a Basement, lower ground and ground works, dated 29/5/2020. The report shows assessment of conditions and certification of compliance. The list of drawings reviewed is included at the end of the document. Sighted <i>Access Design Review – Construction Concord Hospital – Main Works Hospital Road, Concord, NSW</i> by McKenzie Group, dated 29/10/20 (final review). It includes DDA compliance. Also presented McKenzie Group Design Review Accessibility Compliance Statement CC5 – External works, Jobs 74868 of 29/10/20.	Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.		Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.48	B	B26	1	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	RC submitted the certified Plans documents to HI on 18/04/2019. Sighted RC letter to Crown Certifier for CC1 works dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4. The CEMP has been reviewed since last audit, now have Revision 13 of 19/01/21.		Compliant
2.49	B	B26 (a)		detailed baseline data;			
2.50	B	B26 (b)		details of:			
2.51	B	B26 (b) (i)		the relevant statutory requirements (including any relevant approval licence or lease conditions);			
2.52	B	B26 (b) (ii)		any relevant limits or performance measures and criteria; and			
2.53	B	B26 (b) (iii)		the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures:			
2.54	B	B26 (c)		a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			
2.55	B	B26 (d)		a program to monitor and report on the:			
2.56	B	B26 (d) (i)		impacts and environmental performance of the development;			
2.57	B	B26 (d) (ii)		effectiveness of the management measures set out pursuant to paragraph (c) above;			
2.58	B	B26 (e)		a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;			
2.59	B	B26 (f)		a program to investigate and implement ways to improve the environmental performance of the development over time;			
2.60	B	B26 (g)	a protocol for managing and reporting any:				

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.		Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.61	B	B26 (g) (i)		incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria)			
2.62	B	B26 (g) (ii)		complaint;			
2.63	B	B26 (g) (iii)		failure to comply with statutory requirements; and			
2.64	B	B26 (h)		a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
2.65	B	B27	1	Construction Environmental Management Plan Prior to the commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP). The CEMP must include, but not be limited to, the following:	Since the previous audit the CEMP has been reviewed, the current version is Rev.13 of 19/01/2021.		Compliant
2.66	B	B27 (a)	Details of:	Included in Page 14 are the contact numbers of site manager.			
2.67	B	B27 (a) (i)	hours of work;				
2.68	B	B27 (a) (ii)	24-hour contact details of site manager;				
2.69	B	B27 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Dust and Air Quality.			
2.70	B	B27 (a) (iv)	stormwater control and discharge;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Water Quality, Site Drainage and Erosion and Sediment Control.			
2.71	B	B27 (a) (v)		measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Water Quality, Site Drainage and Erosion and Sediment Control.		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.72	B B27 (a) (vi)		groundwater management plan including measures to prevent groundwater contamination;	Groundwater management plan – page 43. Report from TTW Part of the stormwater management (no groundwater reached during excavation)		
2.73	B B27 (a) (vii)		external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and	Included in Plan – page. 59.		
2.74	B B27 (a) (viii)		community consultation and complaints handling;	Community & Stakeholder Engagement Plan Section 9 Incidents, Complaints, Corrective and Preventative Action.		
2.75	B B27 (b)		Construction Traffic and Pedestrian Management Sub-Plan (see condition B30);	RC submitted the certified plans documents to HI on 18/04/2019 RC letter to Crown Certifier for CC1 works dated 18 April 2019 - Concord RP CC1 Statement of Compliance Rev 4.		
2.76	B B27 (c)		Construction Noise and Vibration Management Sub-Plan (see condition B31);	20190417TTA_R0_Construction Noise and Vibration Management Plan.		
2.77	B B27 (d)		Construction Waste Management Sub-Plan (see condition B32);	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729.		
2.78	B B27 (e)		Construction Soil and Water Management Sub-Plan (see condition B33);	Erosion and Sedimentation Plan Appendix 5		
2.79	B B27 (f)		an unexpected finds protocol for contamination and associated communications procedure	Appendix 06 – Emergency Preparedness and Response - Unexpected find Asbestos Containing Material (ACM) - Unexpected ACM Finds – Flowchart.		
2.80	B B27 (g)		an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Appendix 06 – Emergency Preparedness and Response - Unexpected Heritage Find - Unexpected Heritage Finds – Flowchart.		
2.81	B B27 (h)		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.	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729.		
2.82	B B28		The Applicant must not commence construction of the development until the CEMP is approved by the	RC submitted the certified plans documents to HI on 18/04/2019.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Certifying Authority and a copy submitted to the Planning Secretary and Council.	RC letter to Crown Certifier for CC1 works dated 18 April 2019 - Concord RP CC1 Statement of Compliance Rev 4. EMP was submitted to DPIE on 24 April 2019.		
2.83	B	B29	1	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	190719 Concord Hospital CTMP Revision 3. Sighted TTW CTPMP for Substation Construction works dated 21/09/20. Has Issued TCPs as necessary – Added to Disruption Notices where relevant.	Compliant
2.84	B	B29 (a)		be prepared by a suitably qualified and experienced person(s);	Taylor Thomson Whitting (NSW) Pty Ltd.	
2.85	B	B29 (b)		be prepared in consultation with Council and RMS;	submitted to RMS on 15 April 2019.	
2.86	B	B29 (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;	CTMP Section 5.9 - Site Safety.	
2.87	B	B29 (d)		detail heavy vehicle routes, access and parking arrangements;	CTMP Section 4.3 – Truck Routes Section 3.2 – Site Access Section 5.3 – Car Parking.	
2.88	B	B29 (e)		include a Driver Code of Conduct to:	CTMP (e) Section 4.2 – Driver Code of Conduct.	
2.89	B	B29 (e) (i)		minimise the impacts of earthworks and construction on the local and regional road network;		
2.90	B	B29 (e) (ii)		minimise conflicts with other road users;		
2.91	B	B29 (e) (iii)		minimise road traffic noise; and		
2.92	B	B29 (e) (iv)		ensure truck drivers use specified routes;		
2.93	B	B29 (f)		include a program to monitor the effectiveness of these measures; and	CTMP Section 5 Project Impacts CTMP Section 6.4 Responsibilities.	

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.94	B B29 (g)		if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTMP Section 6.1 Communication and Consultation.		
2.95	B B30	1	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	20190417TTA_R0_Construction Noise and Vibration Management Plan. Sighted Acoustic Logic Plan Rev. 1 dated 1/11/19. No changes noted.		Compliant
2.96	B B30 (a)		be prepared by a suitably qualified and experienced noise expert;	Plan prepared by Acoustic Logic.		
2.97	B B30 (b)		describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	CNVMP Section 3.2.1.1 Noise to External Areas - NSW EPA Interim Construction Noise Guideline.		
2.98	B B30 (c)		describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMP Section 5 CONSTRUCTION NOISE ASSESSMENT Section 6.2 NOISE IMPACTS WITHIN THE HOSPITAL PRECINCT.		
2.99	B B30 (d)		include strategies that have been developed with the community for managing high noise generating works;	7 CONTROL OF CONSTRUCTION NOISE AND VIBRATION – PROCEDURAL STEPS.		
2.100	B B30 (e)		describe the community consultation undertaken to develop the strategies in condition B21(d); and	Section 10 refers to Community Consultation		
2.101	B B30 (f)		include a complaints management system that would be implemented for the duration of the construction.	CNVMP Section 9 Dealing with Complaints.		
2.102	B B30 (g)		noise monitoring at sensitive receiver locations, including alert triggers to stop works when receivers become 'highly noise affected' (i.e. >75 dB(A) in accordance with the NSW Noise Policy for Industry (NPI))	CNVMP Section 2 SITE DESCRIPTION AND PROPOSED WORKS Table 1 – Interim Construction Noise Guideline – Noise Trigger Levels – External Areas.		
2.103	B B30 (h)		compliance with the NPI construction noise management levels (R8L+10 dB(A) where feasible and reasonable	as per CNVMP Section 3.2 ACOUSTIC CRITERIA Construction noise management levels will be formulated with reference to the following documents: · NSW EPA Interim Construction Noise Guideline (ICNG); · Australian Standard AS 2107:2016.		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.104	B B30 (i)		respite periods	Now included as part of Sec. 6.1 NOISE IMPACTS OUTSIDE OF HOSPITAL PRECINCT.		
2.105	B B30 (j)		all construction activities to comply with best practice vibration management criteria	CNVMP Section 3.2.2 Construction Vibration.		
2.106	B B30 (k)		construction vehicles to arrive at the site inside of approved construction hours	CNVMP Section 6.1 NOISE IMPACTS OUTSIDE OF HOSPITAL PRECINCT.		
2.107	B B30 (l)		a risk safety assessment is required to determine if audible movement alarms are required.	Now included as part of Sec. 6.1 NOISE IMPACTS OUTSIDE OF HOSPITAL PRECINCT.		
2.108	B B31	1	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev. 3 of 6/01/2020.		Compliant
2.109	B B31 (a)		detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	WMP Section 7.2 Identifying waste in construction 7.3 Waste Expectations for the Project.		
2.110	B B31 (b)		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.	WMP Section 7 Waste Management 7.4 Opportunities for waste reduction 7.5 Controlling Waste Onsite 7.6 Disposal of Waste.		
2.111	B B32	1	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:			Compliant
2.112	B B32 (a)		be prepared by a suitably qualified expert, in consultation with Council;	Sighted Soil and Water Report Concord Hospital Redevelopment Stage 1 by TTW, dated 1/11/19. – updated rev. 25/08/2020 Consultation is noted in section 4 – Stormwater.		
2.113	B B32 (b)		describe all erosion and sediment controls to be implemented during construction;	Soil and water Report and Erosion and sedimentation control plan prepared by TTW as part of the CC1 dated 17 April 2019 and been implemented.		
2.114	B B32 (c)		provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Defined in Water Quality Site Drainage and Erosion and Sedimentation Control Including		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Stormwater Control- Appendix 4 ERAP of EMP.		
2.115	B B32 (d)		detail all off-Site flows from the Site; and	Defined in the erosion and sedimentation controls.		
2.116	B B32 (e)		describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Rain events now noted in section 4 – Stormwater.		
2.117	B B33	2 & 5	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Part of the CC2 design; Design certificates CC2 approval - 19 August 2019 City of Canada Bay- Building Certification for Crown Building Work Certificate No.19/124467-4. Design Certificates for Plumbing and Drawings sighted. Civil Design Certificate from TTW included Plumbing and Drainage Stormwater Drainage – 25 June 2019. This portion is to be completed in Stage 5.		Compliant
2.118	B B33 (a)		be designed by a suitably qualified and experienced person(s);			
2.119	B B33 (b)		be generally in accordance with the conceptual design in the EIS;			
2.120	B B33 (c)		be in accordance with applicable Australian Standards; and			
2.121	B B33 (d)		ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.			
2.122	B B33 (e)		divert existing clean surface water around operational areas of the site;			
2.123	B B33 (f)		direct all sediment laden water in overland flow away from the leachate management system;			
2.124	B B33 (g)		prevent cross-contamination of clean and sediment or leachate laden water;			
2.125	B B33 (h)		include a hydrocarbons trap or separator to treat run-off and remove suspended solids and their associated pollutants including oil prior to being discharged.			
2.126	B B33 (i)		Council shall be consulted prior to the installation of any MSCP stormwater system that impacts on the Council nature reserve to the north of the existing main car park.	Ongoing consultation not yet triggered during this audit.		
2.127	B B34	4a & 4b	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant	Sighted Acoustic Logic – Acoustic Design Certificate, issued for CC4a dated 18/12/19 (same as previous). Includes basement plant		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			must provide noise mitigation measures 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 report titled Concord Repatriation General Hospital Redevelopment Acoustic Report, prepared by Acoustic Logic dated 10 July 2018.	room east, level 6 plant room east, level 6 plant room and cooling towers.		
2.128	B	B35	4a & 4b Mechanical Ventilation 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 <i>The use of air-conditioning in buildings- Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings-Microbial control</i> 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.	Sighted Climatech "Mechanical Services Design Certificate" – Stage CC4a 30/3/2020. It references the mechanical systems and compliance to the relevant standards, including AS/NZS 3666:1:2011.		Compliant
2.129	B	B36	1 Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	CTMP sent to RMS that included the truck routes. Presented email from RMS 15/4/19 – "CTMP comment from RMS".		Compliant
2.130	B	B37	1 Construction Parking Prior to the commencement of construction, the Applicant shall prepare a Traffic Management Plan for the project that includes the following:	Included in the CTMP. An updated TCP has been issued 20/10/19.		Compliant
2.131	B	B37 (a)	On-site parking facilities for heavy vehicles where practicable.	Included in the CTMP.		
2.132	B	B37 (b)	A bus shuttle service for site personnel to facilitate the use of Rhodes Railway Station.	A bus shuttle service was in use. The contractor encourages all workers to use this service. Staff are making more use of the shuttle bus, as parking arrangements have made elsewhere (RSL has free car park).		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				The contracted security person by RC during construction hours continues to manage access to the hospital parking facilities.		
2.133	B	B38	1 & 5	Road Design and Traffic Facilities 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.	No road or pavement construction works anticipated. Sighted ARUP letter of 27/06/20 – Concord Repatriation General Hospital – CC5 Traffic Engineering Certification for Condition B38 and B40 (SSD 9036).	Not Triggered
2.134	B	B39	1	Car Parking and Service Vehicle Layout Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: all vehicles must enter and leave the Site in a forward direction unless directed by traffic control. where appropriate during demolition and construction, on-site car parking shall be provided for worker vehicles and designed in accordance with the latest version of AS2890.1. all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping. the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS. the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	This condition was covered in CTMP. Sighted RC letter to Crown Certifier for CC1 works dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4. Site has no room for parking vehicles. Contractors are encouraged to use the shuttle bus and park elsewhere. Sighted slide from the Induction programme where parking is mentioned. There are traffic controllers managing access of construction vehicles to the site and taking care of pedestrians and other vehicles.	Compliant
2.135	B	B39 (a)				
2.136	B	B39 (b)				
2.137	B	B39 (c)				
2.138	B	B39 (d)				
2.139	B	B39 (e)				
2.140	B	B40	1 & 5	Roadworks and Access Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path for the appropriate design vehicle in accordance with AS 2890.1- 2004, AS2890.6- 2009 and AS 2890.2 - 2002 for heavy vehicle usage.	CTMP was submitted to Certifying Authority and RMS prior to commencement of Construction. Presented email from RMS 15/4/19 – “CTMP comment from RMS”. Sighted ARUP letter of 27/06/20 – Concord Repatriation General Hospital – CC5 Traffic Engineering Certification for Condition B38 and B40 (SSD 9036).	Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.141	B	B41	-	Prior to the commencement of the multistorey car park construction, an independent Road Safety Audit (RSA) shall be conducted of the final design, treatment and upgrades to Hospital Road and provided to Canada Bay Council for review and approval.	Multistorey car park construction has not commenced yet (possibly in 2022). The car park is part of the SSD application but not part of the scope of works for RC.	Not Triggered
2.142	B	B42	1	A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be prepared in consultation with Canada Bay Council prior to the issue of a Construction Certificate.	CTMP submitted to RMS on 15 April 2019.	Compliant
2.143	B	B43	1	A Road Occupancy Licence shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Concord Road during construction activities.	Had an Over-mass/oversize Permit - 01 August 2019 Permit No. MS382096 for pile drive covering 01 August 2019 to 31 October 2019 - RMS. Has not required a ROL.	Not Triggered
2.144	B	B44	1	TfNSW and local bus operators shall be consulted as part of a future investigation of measures to mitigate any potential impacts to the operation of bus services.	There is no impact on local bus operations from the works.	Not Triggered
2.145	B	B45	4a, 4b & 5	Bicycle Parking and End-of-Trip Facilities 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:	Has drawings that are being assessed by the traffic consultant. Sighted letter from Arup dated 4/12/19 stating that the design meets the requirements of the relevant standards and meets condition B45 of the SSD conditions. This has been certified as part of CC4a 20/124467-7 of 02/04/20.	Compliant
2.146	B	B45 (a)		the provision of a minimum 40 staff and visitor bicycle parking spaces;		
2.147	B	B45 (b)		the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities</i> . - <i>Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;		
2.148	B	B45 (c)		appropriate pedestrian and cyclist advisory signs are to be provided; and		
2.149	B	B45 (d)		all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.		
2.150	B	B46	5	Public Domain Works Prior to the commencement of any footpath or public	There have been no public domain works.	Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating	
			domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Sighted letter RC to Certifier “Crown Certificate 5 – Concord Repatriation General Hospital Redevelopment” dated 14/09/2020 – stating for B46 that this is not relevant for the current works.			
2.151	B	B47	1	Compliance Reporting 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.	NSW170_14.5_190417 Compliance Monitoring and Reporting Program Pre-construction Compliance Report due April 2019 was sent to DPIE on 17 April 2019 from HI. Email was presented as evidence for compliance to this condition. Construction Compliance Report prepared by Johnstaff, submitted to Planning per letter by HI to DPIE dated 09/03/2020 titled “RE: SSD 9036 – Concord Hospital Redevelopment (Stage 1): Condition B47– Submission of Construction Compliance Report and Notification of Publication of the Construction Compliance Report (Ref NSW170_14.5_2000309 Construction Compliance Report V3)”. New Evidence: Sighted Construction Compliance Report prepared by Johnstaff 01/12/20. HI issued a letter to Planning on 11/02/21 with the Report and notification of non-compliance, as the report was not issued within the required 6-monthly period.		Compliant
2.152	B	B48	-	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.	Operational stage not reached yet.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.0			PART C - DURING CONSTRUCTION			
3.1	C C1	-	Approved Plans Onsite 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.	Approved plans were maintained and available on site, in office server. Sighted Aconex correspondence dated 16/02/21 from RC to McKenzie with updated plans.		Compliant
3.2	C C2	-	Site Notice A site notice(s):	Site notices satisfying the requirements of this condition were observed during the site walk. Refer to photos in Appendix E.		Compliant
3.3	C C2 (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.			
3.4	C C2 (b)		is to satisfy all but not be limited to, the following requirements:			
3.5	C C2 (b) (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;			
3.6	C C2 (b) (ii)		the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C C2 (b) (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			
3.8	C C2 (b) (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.			
3.9	C C3	-	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	General Mobile Plan Pre-Acceptance Checklist conducted by HSE Manager for every plant that comes in the site. E.g. sighted Pre-delivery inspection for TF 33.7 STM. Equipment Botany Access, SAV number C850379- verification date 3/12/19. Logbook noted. New Evidence:		Compliant
3.10	C C3 (a)		maintained in a proper and efficient condition; and			
3.11	C C3 (b)		operated in a proper and efficient manner.			

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Sighted scissor lift NSW 2910 - last maintenance 5/2/2021 by Access Hire. Sighted Boom lift – last annual inspection 14/10/2020 by Botany Access; maintenance (90 day service) 14/01/2021 by Botany Access.		
3.12	C	C4	-	Demolition Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (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.	CC1 Approval – Letter of Certification of N Moit & Sons (NSW) Pty Ltd Contractor's Certification Demolition Works 9 April 2019.	Compliant
3.13	C	C5	-	Demolition (Recording of buildings) Prior to demolition, the archival recording of buildings numbered 10, 11, 14, 15, 16, 17, 18 and 19 as identified in the Historical Heritage Assessment and Statement of Heritage Impact prepared by Biosis and dated 21 June 2018, shall be undertaken in accordance with the NSW Heritage Office's publication <i>How to Prepare Archival Recordings of Heritage Items</i> . A hard and digitalised copy shall be given to Council.	The buildings that fall under this condition are not contracted to be demolished yet. They cannot be demolished until the new redevelopment building is complete and the occupants move into the new building. This is planned for late 2021 and the archival recording will be undertaken before this date. Sighted letter RC to Certifier "Crown Certificate 5 – Concord Repatriation General Hospital Redevelopment" dated 14/09/2020 – stating for C5 that this is not relevant for the current works.	Not Triggered
3.14	C	C6	-	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: between 7am and 6pm, Mondays to Fridays inclusive; and between 8am and 1pm, Saturdays.	Construction hours specified in EMP and site notice: Monday-Friday 7am-6pm No works on Saturday No works on Sunday or public holidays	Compliant
3.15	C	C6 (a)				
3.16	C	C6 (b)				

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.17	C	C6	No work may be carried out on Sundays or public holidays.	Refer to condition C7 for works outside of normal hours.		
3.18	C	C7	- Activities may be undertaken outside of the hours in condition C6 if required:	Works that are likely to impact sensitive receivers are managed through a Disruption Works Notice procedure. The interface for DWNs is through Johnstaff. Sighted DWN 0075 for afterhours removal of Tower Crane 1 (30 Nov 2020) – extension has been applied, as the crane is still in use. New proposed dates are 5 or 12 March 2021.		Compliant
3.19	C	C7 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
3.20	C	C7 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.21	C	C7 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.22	C	C7 (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.			
3.23	C	C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
3.24	C	C8	- Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Rock breaking, rock hammering, sheet piling, pile driving were not conducted onsite.		Not Triggered
3.25	C	C8 (a)	9am to 12pm, Monday to Friday;			
3.26	C	C8 (b)	2pm to 5pm Monday to Friday; and			
3.27	C	C8 (c)	9am to 12pm, Saturday.			
3.28	C	C9	- Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The CEMP has been reviewed, the current version is Rev.11 of 18/08/2020 – Updates due to the helipad works now included. ECP was also updated. Implementation of management CEMP and subplans were evident through the site inspections, monitoring records and site records reviewed during this audit. RC conducts weekly site inspections to check implementation of environmental controls. – Sighted construction Work Site Checklist- 18/8/2020, with attendance of main stakeholders.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				- Sighted RC Inspection in iAuditor 24/8/2020, includes safety and environment. A few environmental issues were raised, which get assigned to a person to address. - Has a BSI audit for HSEQ Accreditation happening at RC Head Office. Site inspection is scheduled for 30/09/2020 – sighted calendar entry. New Evidence: - Work Site Checklist 18/02/2021 with attendance of main stakeholders – signed by M. Carneiro. - RC Inspection in iAuditor 22/02/2021, some issues noted and closed out. - Suitable environmental controls observed during site walk		
3.29	C	C10	-	Construction Traffic 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 unless directed by traffic control.	Traffic was observed to be compliant with the CTMP. Construction vehicles go inside the worksite. Has traffic controllers, who work within the parameters of the TMP.	Compliant
3.30	C	C11	-	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No ROL required to date – See Condition B43. It may be required later.	Not Triggered
3.31	C	C12	-	SafeWork Requirements 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.	All staff onsite has to undertake RC induction; then they download the RC App, where they sign in and out. Weekly HSE inspections are undertaken – examples noted above, refer to condition C9.	Compliant
3.32	C	C13	-	Hoarding Requirements The following hoarding requirements must be complied with:	Fencing with mesh screen was installed around construction site. No advertising or graffiti were noted.	Compliant
3.33	C	C13 (a)		no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.34	C	C13 (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	There were no hoardings over Council footways or road reserve.		
3.35	C	C13 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.36	C	C14	- No Obstruction of Public Way 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, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	No obstruction of public way noted during the audit inspection. The works occur within the perimeter of the construction site.		Compliant
3.37	C	C15	- Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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.	There are noise monitors installed, sighted during site walk. The monitoring happens in real time (by Envirosuite). Has monthly reports for the client. Measures taken include: - monitor noise - stick to working hours - stop works if requested by the client Sighted Envirosuite real-time monitoring; there were some exceedances, but have not resulted in complaints. Sighted Aconex correspondence 2/02/2021 RC to Hospital with attached Noise Reports for Nov/20, Dec/20 and Jan 2021. Reports show location of the monitors, charts with noise levels and raw data.		Compliant
3.38	C	C16	- 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 C6.	Contractors have received instruction regarding working hours. Construction hours are part of the RC induction. In addition, has a security guard from 5:30am to control access to site on Boronia St.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.39	C	C17	-	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Audible movement alarms (e.g. squawker reverse alarms) were used on moving vehicles and mobile plant. no complaints have been received for use of reverse alarms.	Compliant
3.40	C	C18	-	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Real time noise monitoring is conducted. The monthly reports will highlight warnings and exceedances and explain reasons why (e.g. rattle gun when works were being done in atrium area). Works likely to cause disruption are notified through Disruption Work Notices (DWN). No new noise complaints were recorded since the previous audit.	Compliant
3.41	C	C19	-	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	Real time vibration monitoring was being conducted. No exceedances reported. Vibration monitoring results were sighted during audit – very low at this stage.	Compliant
3.42	C	C19 (a)	-	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and		
3.43	C	C19 (b)	-	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).		
3.44	C	C20	-	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 C19	As above – refer to condition C19	Compliant
3.45	C	C21	-	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B28 of this consent.	The limits in conditions C19 and C20 are applied.	Compliant
3.46	C	C22	-	Tree Protection For the duration of the construction works:		Compliant
3.47	C	C22 (a)	-	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written		
				Trees were trimmed at the site compound as per the Arboricultural Impact Assessment		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.	Report by Allied Tree Consultancy dated June 2019.	Ok	
3.48	C	C22 (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.	Tree protection was installed, as noted during the site walk.		
3.49	C	C22 (c)	all trees on the site must be suitably protected during construction as per recommendations of the report titled Arboricultural Impact Assessment, prepared by Allied Tree Consultancy, dated June 2018 and AS 4970-2009 Protection of Trees on Development sites.	Had Allied Tree Consultancy report by Warwick Varley, Nov 2019. It includes maps, photos and recommendations on how to protect and maintain the trees. Tree protection measures were implemented onsite, e.g. barricades/fencing in place.		
3.50	C	C22 (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.	No access has been required within protective barrier.		
3.51	C	C23	- Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Water cart and water suppression was in place and observed during site walk.		Compliant
3.52	C	C24	- During construction, the Applicant must ensure that:			Compliant
3.53	C	C24 (a)	exposed surfaces and stockpiles are suppressed by regular watering;	Water cart/street sweeper available onsite, as required. Stockpiles were covered or had suitable ErSed controls, e.g. silt fence, coir logs.		
3.54	C	C24 (b)	all trucks entering or leaving the site with loads have their loads covered;	Trucks leave the site covered.		
3.55	C	C24 (c)	trucks associated with the development do not track dirt onto the public road network;	Road was clean and free of dust/dirt. Street sweeper to be deployed, as necessary. Rumble grid was installed at site gate.		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.56	C	C24 (d)	public roads used by these trucks are kept clean; and	Public roads near the site were clean. Sweeper would be deployed, as necessary.		
3.57	C	C24 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Exposed areas were covered with polymer or geofabric and mulch. Coir logs were also installed around the disturbed areas.		
3.58	C	C25	- Erosion and Sediment Control 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.	Silt fence was observed around the perimeter of the site. There were also rumble grids at access gates, all drains with geofabric, sandbags & coir logs.		Compliant
3.59	C	C26	- Imported Soil The Applicant must:			Compliant
3.60	C	C26 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Grey ripped shale was imported to site. Material Test Report GT3190-1 dated 4/11/2019 which was used for backfilling at the site. Soil Certificate for Stockpile 2 from Eastern Creek and St Peters sites Nepean Landscape Supplies dated Certificate by EI Australia EI Doc Ref: E24216.E99.018. Rev.0. The material was used to backfill the civil pipes. There was no new material imported.		
3.61	C	C26 (b)	keep accurate records of the volume and type of fill to be used; and	Material records register.		
3.62	C	C26 (c)	make these records available to the Certifying Authority upon request.	The records are available upon request.		
3.63	C	C27	- Disposal of Seepage and Stormwater 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 <i>Protection of the Environment Operations Act 1997</i> .	No seepage or rainwater has been disposed of to date.		Not Triggered
3.64	C	C28	- Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate	No aboriginal finds to date.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	Refer to D12 & D13 Heritage Interpretation Plan		
3.65	C	C29	-	Unexpected Finds Protocol - Historic Heritage 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.	No historic heritage finds to date.	Not Triggered
3.66	C	C30	-	Waste Storage and Processing 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.	Waste bins were in place around the site. There is a clean-up crew to do rounds of cleaning, as necessary. There is a bin area between gates 1 and 2 and the waste contractor comes various times each day for collection (Ironmark-Bingo). Bingo provide monthly reports of waste disposal, e.g. sighted Monthly Waste Report Ironmark – Roberts Pizzarotti Concord Hospital sheet with classification and quantities of waste. Over 90% recycled each month.	Compliant
3.67	C	C31	-	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted Site Validation Report for 1H Hospital Road Concord West by EI Australia dated 20 February 2020 E24216.E07. This included all the validation of the stockpiles.	Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				No new records since the previous audit.		
3.68	C	C32	-	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.	Vehicles leaving the site were observed with load covered. No mud tracking on roads was noted. No complaints have been received for mud on roads.	Compliant
3.69	C	C33	-	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 or stormwater system.	Concrete washout bins were available as required.	Compliant
3.70	C	C34	-	Handling Asbestos 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.	ACM Air Monitoring Certificate by Clearsafe dated 4/3/2020 results below limits of reporting. Currently a stockpile of asbestos contaminated material is still onsite covered and fenced. Waste Classification Report by EI Australia dated 3/3/2020. Site Validation Report for 1H Hospital Road Concord West by EI Australia dated 20 February 2020 E24216.E07. This included all the validation of the stockpiles. No new records since the previous audit. There is expected asbestos removal during the helipad works. Sighted Notice of Intent to Remove Friable Asbestos No. 943R-00284842-01 for works to be undertaken between 10/08/20 and 09/09/20. Refer to clearance reports in Condition B8; air monitoring shown in real time.	Compliant
3.71	C	C35	-	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au 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	No incidents reported to date.	Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.			
3.72	C	C36	- Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au 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.	Previous audit Non-Compliance NC-02, raised during audit of 25 August 2020, is closed. HI issued a letter to Planning on 11/02/21 with notification of a non-compliance, as the latest Construction Compliance Report was not issued within the required 6-monthly period.		Compliant
3.73	C	C37	- Revision of Strategies, Plans and Programs Within three months of:	The CEMP has been updated to Rev. 13 of 19/01/2021.		Compliant
3.74	C	C37 (a)	the submission of a compliance report under condition B48;	Notification of updates to the Department was yet to be completed, but the proponent noted that this was scheduled to happen within the three-month period.		
3.75	C	C37 (b)	the submission of an incident report under condition C35;	Development Consent SSD 9036, Modification 5 – dated 21st September 2020.		
3.76	C	C37 (c)	the submission of an Independent Audit under condition C39;			
3.77	C	C37 (d)	the issue of a direction of the Planning Secretary under condition A3 which requires a review,			
3.78	C	C37	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.			

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.79	C	C38	-	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. <i>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.</i>	The latest revision of the management plan was submitted to the Certifier. Sighted Aconex correspondence dated 16/02/21 from RC to McKenzie with updated plans.	Compliant
3.80	C	C39	-	Independent Environmental Audit No later than two months 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 Planning Secretary and the Certifying Authority.	The Independent Audit Program was submitted to DPIE – sighted email from HI to compliance@planning.nsw.gov.au subject: <i>SSD 9036 Concord Hospital - Post Approval Documents Condition C39</i> , dated 28/06/19.	Compliant
3.81	C	C40	-	Independent Audits of the development must be carried out in accordance with:	The Independent Audit Program indicates that the first audit is to be conducted in August 2019. The first audit was conducted on 20/08/2019. The second audit was conducted on 5/03/2020. The third independent was conducted on 25/08/2020. This is the fourth audit of the development, conducted on 24/02/2021, in accordance with the Audit Program.	Compliant
3.82	C	C40 (a)		the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and		
3.83	C	C40 (b)		the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		
3.84	C	C41	-	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Response to the AQUAS Audit Findings from the second audit were submitted to DPIE with the audit report, per letter from HI to the DPIE dated 19/05/20. The Proponent has responded to Independent Audit findings for the Concord Hospital Redevelopment, these have been published in the Concord Hospital Redevelopment website.	Compliant
3.85	C	C41 (a)		review and respond to each Independent Audit Report prepared under condition C39 of this consent;		
3.86	C	C41 (b)		submit the response to the Department and the Certifying Authority; and		
3.87	C	C41 (c)		make each Independent Audit Report and response to it publicly available within 60 days after submission to the		

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.			
3.88	C	C42	-	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.	Operational audits have not yet triggered.	Not Triggered
3.89	C	C43	-	Green Star Rating Within 6 months of commencement of construction the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	Discussions were held between relevant parties including the Proponent, the ESD consultant and the DPIE regarding this condition. Sighted approval letter from DPIE: <i>ESD Framework and Guidelines – Request for agreement of alternative frame work</i> dated 22/10/2019, which will be implemented by RC in replacement of the Green Star rating. Refer to Condition B22.	Compliant

Appendix E. Audit Photos



Photo 1 – Site notice with project information outside a site entrance.



Photo 2 – Works progressing in a future hospital entrance, adjacent to the old hospital building.



Photo 3 – Waste bins available and tree protection installed for protected trees.



Photo 4 – Tree protection and silt fence installed.



Photo 5 – Steel works in the Atrium area connecting the existing hospital with the new development.



Photo 6 – Coir logs in the perimeter of the site during turf installation in the helipad area.



Photo 7– Rumble grid installed at the vehicle entrance.



Photo 8 – Construction site enclosed with suitable erosion and sedimentation controls installed.



Photo 9 – Street sweeper was regularly sweeping the road.



Photo 10 – The surrounding road is free of mud and erosion and sedimentation controls were installed around the perimeter, pits were covered with geofabric and sand bags were also installed as check dams.



Photo 11 – EWP inspected during this audit.



Photo 12 – Shuttle bus available for transportation of workers to and from site.



Photo 13 – Looking at the future emergency entry of the new building.

Appendix F. Consultation Records

Garzon, Luis

From: Alex McGuirk <Alex.McGuirk@dpi.nsw.gov.au>
Sent: Tuesday, 16 February 2021 3:05 PM
To: Garzon, Luis
Cc: Marc Carneiro; Tungol, Annabelle
Subject: RE: Concord Hospital fourth independent Environmental Audit - SSD 9036
Categories: IMPORTANT INFO

Hi Luis,

Thank you for consulting with the Department of Planning, Industry and Environment (Department) on the scope of the audit.

Please ensure the audit is conducted in accordance with Condition C40 of Development Consent SSD 9036, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements.

Please refer again to the Department's comments in relation to the previous audit (email 20 August 2020; included in the previous Independent Audit Report, dated 23 September 2020, Appendix F).

If you have any questions, please do not hesitate to contact me on the details provided below.

Kind regards,

Alex McGuirk
Senior Compliance Officer
Planning & Assessment | Department of Planning, Industry and Environment
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



Planning,
Industry &
Environment

From: Garzon, Luis <luis.garzon@aquas.com.au>
Sent: Monday, 8 February 2021 10:02 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Marc Carneiro <marc.carneiro@johnstaff.com.au>; Tungol, Annabelle <Annabelle.Tungol@aquas.com.au>
Subject: Concord Hospital fourth independent Environmental Audit

Hi,

I am writing to advise that AQUAS will be conducting the 4th independent environmental audit of the Concord Repatriation General Hospital Redevelopment Project, as a requirement of the Development Consent SSD 9036. The audit will be conducted on Wednesday 24th February 2021 and will include review of Condition Parts A, B and C – *During Construction*.

As done in previous audits, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements* Section 3.2, I kindly ask if you have feedback or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Thank you and regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |

Garzon, Luis

From: Matthew Malone (Health Infrastructure) <Matthew.Malone1@health.nsw.gov.au>
Sent: Monday, 15 February 2021 2:40 PM
To: Garzon, Luis
Cc: Marc Carneiro; Tungol, Annabelle; Louise Irving (Health Infrastructure)
Subject: RE: Concord Hospital fourth independent Environmental Audit

Hi Luis,

Thanks for your email. Noting the project is due to be completed in just over 6 months' time it would be beneficial for your audit to consider the preparation of compliance with operational conditions. I understand that these items are not yet auditable as they are not yet due for completion but I am hoping your audit could provide some focus upon operational consideration.

Kind Regards,

Matthew Malone
Project Director | Health Infrastructure
0434 609 853 | Matthew.Malone1@health.nsw.gov.au
1 Reserve Road, St Leonards, NSW 2065 | Locked Bag 2030, St Leonards NSW 1590



Visit the [NSW Health website](https://www.health.nsw.gov.au) for the latest information on COVID-19.

From: Garzon, Luis <luis.garzon@aquas.com.au>
Sent: Monday, 15 February 2021 2:25 PM
To: Matthew Malone (Health Infrastructure) <Matthew.Malone1@health.nsw.gov.au>
Cc: Marc Carneiro <marc.carneiro@johnstaff.com.au>; Tungol, Annabelle <Annabelle.Tungol@aquas.com.au>
Subject: Concord Hospital fourth independent Environmental Audit

Hi Matthew,

Hope you are well.

I am writing to advise that AQUAS will be conducting the 4th independent environmental audit of the Concord Repatriation General Hospital Redevelopment Project, as a requirement of the Development Consent SSD 9036. The audit will be conducted on Wednesday 24th February 2021 and will include review of Condition Parts A, B and C – *During Construction*.

As done in previous audits, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements* Section 3.2, I ask if you have feedback or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Thank you and regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
AQUAS: enables compliance ~ verifies compliance



Please consider the environment before printing this e-mail

Garzon, Luis

From: Deborah Jenkins (Sydney LHD) <Deborah.Jenkins@health.nsw.gov.au>
Sent: Friday, 19 February 2021 10:38 AM
To: Garzon, Luis
Subject: RE: Concord Hospital fourth independent Environmental Audit

Hi

Thank you for your email.

Can you focus on the following

- Disruptive works
- Interface with the hospital
- Car parking

Many thanks Deborah

Deborah Jenkins
Redevelopment, Planning and Transition Manager | **Executive Unit**
Concord Repatriation General Hospital, Hospital Road, Concord NSW 2139
Tel 0423 294 110 | deborah.jenkins@health.nsw.gov.au
www.health.nsw.gov.au



From: Garzon, Luis [mailto:luis.garzon@aquas.com.au]
Sent: Monday, 15 February 2021 2:50 PM
To: Deborah Jenkins (Sydney LHD)
Cc: Marc Carneiro; Tungol, Annabelle
Subject: Concord Hospital fourth independent Environmental Audit

Hi Deborah,

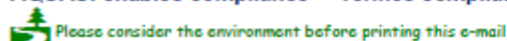
Hope you are well.

I'm writing to advise that AQUAS will be conducting the 4th independent environmental audit of the Concord Repatriation General Hospital Redevelopment Project, as a requirement of the Development Consent SSD 9036. The audit will be conducted on Wednesday 24th February 2021 and will include review of Condition Parts A, B and C – *During Construction*.

As done in previous audits, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements* Section 3.2, I ask if you have feedback or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
AQUAS: enables compliance ~ verifies compliance



Garzon, Luis

From: Garzon, Luis
Sent: Monday, 15 February 2021 2:18 PM
To: council@canadabay.nsw.gov.au
Cc: Marc Carneiro; Tungol, Annabelle
Subject: Concord Hospital fourth independent Environmental Audit

Hi,

I am writing to advise that AQUAS will be conducting the 4th independent environmental audit of the Concord Repatriation General Hospital Redevelopment Project, as a requirement of the Development Consent SSD 9036. The audit will be conducted on Wednesday 24th February 2021 and will include review of Condition Parts A, B and C – *During Construction*.

As done in previous audits, and in line with the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements* Section 3.2, I kindly ask if you have feedback or if there are any particular areas where you would like us to focus during the environmental review at this stage of the project.

Regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
AQUAS: enables compliance ~ verifies compliance



Please consider the environment before printing this e-mail

Note: No feedback was received from Canada Bay Council in response to the above email.