



NGH

INDEPENDENT AUDIT REPORT #2

Bowral & District Hospital Redevelopment

August 2020

Project Number: 19-270



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1. Introduction

1.1. Background

This Independent Audit (IA) has been prepared for the Bowral & District Hospital Redevelopment (the Project). The Project involves the following:

- new four-storey building including inpatient care and a new Emergency Department
- pedestrian links and connections
- reconfiguration of public and ambulance entry into the Emergency Department
- on-grade car parking and drop-off facilities
- wayfinding signage and building signage
- engineering, services and landscaping.

The project is subject to a State Significant Development (SSD 8980) was obtained from the then NSW Minister for Planning for the construction and operation of Stage 1 of the Bowral & District Hospital Redevelopment.

There is one approved modification to the project. An Environmental Assessment report was prepared by Urbis (2019) which described the modification, reviewed the proposed modifications against the existing planning consent and assessed the impacts of the proposed modification. The modification included additional Level 2 floorspace to accommodate hospital service rooms and back-of-house facilities (including a Central Sterilising Department, pharmacy and bathrooms); minor changes to cladding and finishes; changes to Level 3 mechanical plantroom. Aside from changes to the approved plans listed in the Condition A2, all other conditions of consent remained unchanged in the approval document. Accordingly, the project now operates under consolidated consent SSD-8980-Mod-1 as determined on the 15/11/2019.

A further modification has been submitted regarding the relocation of the medical gas and oxygen enclosures. An Environmental Assessment Report has been prepared and submitted to the Department of Planning, Industry and Environment (DPIE) addressing the impacts of the proposed modification and describing the modification. The gas and oxygen enclosures are being moved from the southern elevation to the western portion of the site, with vehicular access provided from Bowral Street (the proposal). The proposed location for the enclosures has been selected on the basis that it provides a consolidated area for medical gases, allows vehicular and maintenance access, and does not impede future expansion of the hospital (Urbis 2020).

1.2. Audit Team

The audit was undertaken by Natascha Arens, Exemplar Global Certified Principal Environmental Auditor. Natascha has around 25 years' experience as an environmental professional and 20 years of auditing experience. Natascha was Approved as the Independent Environmental Auditor by the Department of Planning and Environment (Appendix B:)

1.3. Objectives

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD 8980 as modified by MOD 1, and in accordance with the requirements of the Independent Audit Post Approval Requirements, June 2018 (DPE 2018).

1.4. Audit Scope

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

- Conditions of consent applicable to the current stage of work for the redevelopment project
- All post approval documents required by the conditions of consent (e.g. EMPs)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate

1.5. Audit Period

The audit period for this audit was from the submission of the first audit report and all responses on the 30 October 2019 to submission of the final audit report on the 14 August 2020. Physical works commenced on the 7 May 2019 and the DPIE were notified that construction commencement would be on the 2 April 2019. The second audit was undertaken within the required timeframe of 52 weeks of the first audit.

2. Audit Methodology

2.1. Auditor Approval

The Department Planning, Industry and Environment (the Department) agreed to the nomination of Natascha Arens as the Auditor for the project on 23 April 2019 (Appendix B:).

2.2. Scope Development

The audit scope was developed during the preparation of the Audit program, subsequent review of documentation and modifications. This involved:

1. Reviewing the SSD 8980 Mod-1 Consolidated Consent
2. Reviewing the DPE Independent Audit – Post Approval requirements (June 2018)
3. Undertaking a desktop review of the approved Environmental Management Plan and sub plans (Rev 2 11/11/2019)
4. Preparing the Audit Table.

2.3. Audit Process

A document review was undertaken prior to the audit and on and off site. The document review included a review of the Conditions of Approval, all management plans and sub plans and available desktop information showing evidence of compliance.

The Audit program was submitted to the Auditee indicating the dates of the site audit, scope, criteria, audit details and required project representatives.

An Opening Meeting was held on 4 August 2020 at 9am on site. Present at the opening meeting were:

- Andrew Kulasingham Capital Insight Project Manager
- Kristian Anthony ADCO Constructions Project Manager
- Ben Matarranz ADCO Constructions Project Engineer
- Stefan Chalouhi ADCO Constructions Project Engineer

On site document review occurred throughout the site audit.

2.4. Site Inspection

A site inspection was conducted on 4 August 2020. The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works. No restrictions to access occurred during the site visit.

2.5. Consultation

Email consultation was undertaken with:

- Department of Planning, Industry and Environment
- Wingecarribee Shire Council

DPIE have provided a response (Appendix C:).

2.6. Compliance Status Descriptors Used in this Report

The compliance descriptors used in this report are:

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

3. Audit Findings

3.1. Approval and Document List

The following documents were reviewed and/referenced during the audit. The text in red notes updated documentation for this audit period.

EIS and Planning Consent documentation including:

- Consolidated Consent, SSSD 8980 Modification 1 - Design and Operational Changes to Levels 2 and 3 15 November 2019.
- Bowral & District Hospital Environmental Assessment Report Section 4.55 (1A) Modification MOD 1 (Urbis 2019)
- Bowral & District Hospital Environmental Assessment Report Section 4.55 Modification MOD 2 (Urbis 2020)
- Bowral and District Hospital Redevelopment, State Significant Development Assessment SSD 8980, February 2019
- Development Consent, Section 4.38 of the Environmental Planning and Assessment Act 1979, 21 February 2019, Schedule 1
- City Plan Services (August 2018) Environmental Impact Statement State Significant Development Application SSD_8980 Bowral & District Hospital Redevelopment and all appendices

Correspondence including:

- Email to HI – DPIE re compliance report 2 dated 30 October 2019
- Email dated 12 February 2020 DPIE – HIS re receipt of Compliance report 2.
- Jemena email correspondence dated 31.7.2020 Re Condition B8 – gas connection.
- Bowral & District Hospital Redevelopment CIG Team Meeting – Minutes including 17/6/20, 13/5/20, 1/4/20, 22/7/20.
- Email correspondence dated 20 October 2019 and 4 March 2020 regarding uploading of the Independent audit report
- Letter from MSJ to Blackett Maguire and Goldsmith Pty Ltd re: Bowral & District Hospital, Certificate of Design - Architectural for Crown Certificate, dated 25 March 2019
- Letter from Adco Constructions Pty Ltd for Blackett Maguire and Goldsmith re: Bowral and District Hospital Redevelopment: CC Condition #12 Timber Construction, dated 19 March 2019
- Letter from Henry and Hymas for ADCO Constructions Pty Ltd re: Design Statement- Bowral and District Hospital Development 97-103 Bowral Street, Bowral, NSW, 25 March 2019
- Letter from Henry and Hymas for ADCO Constructions Pty Ltd re: Bowral and District Hospital Development 97-103 Bowral Street, Bowral, NSW – Ground Anchors Design Statement, , dated 17 April 2019
- Letter from Enstruct for ADCO Constructions re: Bowral & District Hospital Redevelopment – Main Works Certificate of Design – Stormwater, dated 19 March 2019
- Letter from ACOR for Blackett Maguire and Goldsmith Pty Ltd re: Bowral & District Hospital Redevelopment Certificate Of Design – Hydraulic Services, 15 March 2019
- Letter from Wood & Grieve Engineers for Blackett Maguire & Goldsmith Pty Ltd re: Bowral District Hospital Certificate of Design – Electrical Services, dated 18 March 2019

- Letter from Wood & Grieve Engineers for Blackett Maguire & Goldsmith Pty Ltd re: Bowral & District Hospital Certificate of Design (Mechanical), dated 15 March 2019
- Letter from ACOR Consultants for Blackett Maguire & Goldsmith Pty Ltd re: Bowral & District Hospital Redevelopment Certificate of Design – Fire Services, 15 March 2019
- Letter from Wood Grieve & Engineers for Blackett Maguire & Goldsmith Pty Ltd re: Bowral & District Hospital Redevelopment Certificate of Design – Vertical Transportation 97-103 Bowral Street, Bowral NSW 2576, dated 20 March 2019
- Letter from NSW Government, Fire & Rescue NSW for Health Infrastructure re: Fire Engineering Brief Questionnaire – Bowral and District Hospital Redevelopment – 97-103 Bowral Street, Bowral, dated 3 April 2019
- Letter from MBM Quantity Surveyors – Technical Advisors for TSA Management re: Bowral and District Hospital Redevelopment - CIV Statement
- Letter from ADCO for Blackett Maguire & Goldsmith re: Bowral & District Hospital Redevelopment: SSD Condition #A14 Demolition Statement, dated 19 March 2019
- Email from ADCO Constructions Pty Ltd for NSW Government Planning & Environment re: 190319 - SSD 8980 - Bowral & District Hospital Redevelopment - Notification of Commencement, condition B1 of the Approved Consent number SSD 8980, dated 19 March 2019
- Email from ADCO Constructions Pty Ltd for NSW Government re: 190410 - BDHR - SSD 8980 - Condition B5 with access to preconstruction dilapidation report, dated 20 March 2019
- Email from ADCO Constructions Pty Ltd for WSC NSW Government re: 190410 - BDHR - SSD 8980 - Condition B5, with access to preconstruction dilapidation report to satisfy SSD condition B5, dated 20 March 2019
- Letter from Endeavour Energy for DEP Consulting Pty Ltd re: ULL2727 – Connection of Load Application: LOT 4, DP 858938, 97-103 Bowral Street, Bowral, Drawing Number: 513623A, 11 July 2019
- Email from Jemena for Axis Plumbing, re: for Health's action and raising the request via the Jemena Gas Portal, dated 23 August 2019
- Email re: New Developments Portal registration code (NBN), dated 21 July 2019
- Letter from Telstra Network & Services for Wood & Grieve Engineers re: Relocation of Telstra Assets at 97-103 Bowral Rd, Bowral, dated 15 September 2017
- Letter from Enstruct Group Pty Ltd for Taya Kirris re: Bowral and District Hospital Redevelopment Flood Analysis, dated 18 April 2019
- Email from ADCO Constructions Pty Ltd to NSW Government planning re: 190319 - SSD 8980 - Bowral & District Hospital Redevelopment - Notification of Commencement Approved Consent number SSD 8980, dated 19 March 2019
- Letter from Wood & Grieve Engineers for NSW Health Infrastructure re: SSD 8980 – Condition B10 – Ecological Sustainable Development, dated 20 March 2019
- Letter from NSW Government Planning & Environment for Health Infrastructure re: Satisfaction of Condition B9 of Schedule 2 of the State Significant Development Consent for the Redevelopment of Bowral and District Hospital (SSD 8980), dated 17 April 2019
- Email from ADCO Constructions Pty Ltd for NSW Planning Government re: 190319 - SSD 8980 - Bowral & District Hospital Redevelopment - Submission of CEMP re: condition B15 of the Approved Consent number SSD 8980, dated 19 March 2019
- Email from ADCO Constructions Pty Ltd for NSW Planning Government re: Bowral & District Hospital Redevelopment - CEMP - SSD 8980 re: Construction Environmental Management Plan for the abovementioned project to satisfy condition B14, dated 19 March 2019
- Letter from Enstruct for ADCO Constructions re: Bowral & District Hospital Redevelopment - Main Works Certificate of Design - Stormwater. Condition B20, dated 18 April 2019
- Email from Traffic Control Pty Ltd re: Bowral Hospital Truck Routes principal contractor to notify the RMS/TMC about proposed truck routes, dated 2 April 2019
- Email from ADCO Constructions Pty Ltd for NSW Planning re: 190320 - SSD 8980 - Bowral & District Hospital Redevelopment - Condition B27 Compliance Monitoring & Reporting Program, dated 20 March 2019
- Email from Wingecarribee Shire Council for NSW Government re: Parking Modifications and bus zone and shelter relocation - Bowral Hospital Re-development – Approval, dated 26 July 2018

Project plans, sub plans and reports including:

- MSJ certification of design of external walls was in accordance with the relevant requirement of the BCA (1 September 2020)
- CC2 dated 3 October 2019 prepared by Blackett Maguire and Goldsmith
- CC3 dated 29 January 2020 prepared by Blackett Maguire and Goldsmith
- HI Audit #1 response report (23 October 2019)
- Construction Waste Management Sub-Plan (CWMSP) v4 21 April 2020
- ESCP Drawing number 130443-ENS-CV-DWG-1400, prepared by Enstruct. Rev 9 5.3.2020
- Blackett Maguire & Goldsmith Crown Certificate of Application, from ADCO Constructions Pty Ltd, dated 21 March 2019 from Patrick Collins, Project Director
- Bowral and District Hospital Redevelopment Wayfinding Plan 130718, 13 July 2018
- ACOR Consultants Pty Ltd, Bowral and District Hospital Redevelopment State Significant Development Application Integrated Water Management Plan, Hydraulic Services, 21 February 2018
- ACS Environmental P/L for Naturally Trees Ecological Assessment in relation to Proposed Development at Bowral and District Hospitals, Bowral Street, Bowral, February 2018
- Enstruct Bowral District Hospital Redevelopment Main Works, February 2018 Sediment Erosion Control Plan
- Structural drawings and Certification; Bowral & District Hospital Redevelopment, 97-103 Bowral St, Bowral, NSW, Title Sheet, Drawing List, Construction Notes, Footing Layout Plan, Footing Details, OSD Tank Plans and Details, Column Details, Ground Floor Profile Plan, Ground Floor Details, Mezzanine Profile Plan, Level 1 Profile Plan, Level 2 Profile Plan, Level 3 Profile Plan, Roof Steelwork Marking Plan, Façade Elevations – Sheet 1, 2,3,4,5, Façade Details Sheet 1
- Henry & Hymas Pre-Construction Dilapidation Report on External Condition of Surrounding Buildings and Surrounding Areas at 97-103 Bowral St, Bowral NSW
- Design Safety Report DEP Consulting, 97-103 Bowral Street, Bowral, 16 May 2019
- Endeavour Energy Summary Environment Report (SER), 2 July 2019
- Wingecarribee Shire Council, Mitchell Cunningham - Notice of Determination of Modification Application dated 26 June 2018
- Arboricultural Impact Appraisal and Method Statement (Main Works) Bowral and District Hospital, Bowral Street, NSW, Prepared for Health Infrastructure NSW, 17 April 2018
- McConnel Smith & Johnson Architects, Architectural Plans – Bowral and District Hospital
- Henry & Hymas Pre-Construction Dilapidation Report on External Condition of Surrounding Buildings and Surrounding Areas at 97-103 Bowral Street, Bowral, NSW 2576, 9 April 2019
- Endeavour Energy DEP Consulting Design Safety Report, 97-103 Bowral Street, Bowral, 16 May 2019
- Endeavour Energy Summary Environmental Report (SER) 97-103 Bowral Street, Bowral, 2 July 2019
- Capital Insight Bowral & District Hospital Redevelopment Re: CC Requirements - Hydraulic & Fire - Section 68
- NSW Government Health Infrastructure Enstruct, Bowral & District Hospital Development, Design Development Report – Civil Engineering, September 2018
- Wood & Grieve Engineers, Bowral & District Hospital Redevelopment Construction Noise & Vibration Management Plan, 28 March 2019
- ADCO Health and Safety Management Plan Risk Register, Bowral & District Hospital Redevelopment, 6 March 2019
- ADCO Constructions Pty Ltd, Traffic Management Plan, 29 March 2019
- ADCO Environmental Management Plan Risk Register, Bowral & District Hospital Redevelopment, 6 March 2019
- Health Infrastructure Bowral & District Hospital Redevelopment, Communication Consultation Plan (2019)
- ADCO Health & Safety Management Plan, Demolition Plan, 6 March 2019
- ADCO Community Consultation Plan - Bowral & District Hospital Redevelopment, 11 April 2019
- ADCO Health & Safety Management Plan, 6 March 2019
- Annual Fire Safety Statement, Issue under Part 9 of the Environmental Planning and Assessment Regulation 2000, NSW Government, dated 23 April 2018
- Bulk Earthworks Plan -Bowral District Hospital Redevelopment – Main Works March 2018
- City Plan Enabling works associated with the Bowral Hospital Redevelopment REF; November 2017

Other documentation

- Excavator induction – dated 24/7/20
- Concrete boom pump inspection record (dated 3/9/19) –
- Mobile crane/drill rig 10/9/19
- Digital logistics system - Wednesday 11/9 and 3/8/2020
- ROL – approval # No 20/0572
- May – August 2019 Noise monitoring results
- Wood and Grieve report dated 12 June 2019 (for the May monitoring period) and 17 July for the June period
- Elke Aboricultural inspection report Dated 6 March 2020
- Asbestos Clearance certificate prepare by ESP 12 December 2019 NATA accreditation 3110
- Waste classification report P Clifton & associates report dated 17 December 2019).
- Weekly inspections forms including 22/7/19, 29/7/19, 5/8/19, 12/8/19, 20/8/19, 26/8/19, 2/9/19, 2/10/19, 20/10/19, 25/11/19, 16/1/20, 3/2/20, 2/3/20, 30/3/20, 27/4/20, 1/6/20, 29/6/20
- Bowral & District Hospital Redevelopment CIG Team Meeting – Minutes including 17/6/20, 13/5/20, 1/4/20, 22/7/20.
- Bowral and District Hospital Communications working group agenda July 2020
- NSW Government Levy Receipt for ADCO Constructions Pty Ltd, 19 March 2019

3.2. Compliance Performance

A total of 94 Conditions of Approval were found to be relevant to the stage of construction. The project was found to be non-compliant with five of these (Table 3-1).

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

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D	Part E
Number of Conditions of Approval	20	29	45	31	16
Number of Relevant Conditions	20	29	45	0	0
Number of compliances	12	24	29	1	0
Number of Non-compliances	0	2 (plus one from previous audit)	3 (plus two from previous audit)	0	0
Not Triggered	8	2	11	30	16

3.3. Notices, Orders or Prosecutions

No notices, orders, infringement notices or prosecutions had been issued during the audit period.

3.4. Non-Compliances

No	Condition	Audit findings
B14 (a)	<p>Construction Environmental Management Plan</p> <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p>	<p>Although the HI response document to the Department noted that the plan would be updated the audit found that the CEMP has not been updated to include a groundwater management plan as per the requirements of this condition therefore this NC from the previous audit is still open.</p>
B17(d)	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p>	<p>The NVMP does not include the requirements of B17 d – this was raised in the previous audit and</p>

No	Condition	Audit findings
	<p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p>	<p>while it acknowledged that community consultation has been undertaken, this condition relates to the content of the management plan and as the plan has not been updated this audit finding is that the NC is still open from the previous audit.</p>
B27	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>A during construction compliance report has been prepared and is dated 7/2/2020. This report was provided to the Department on the 12 February 2020. This report is publicly available on the website. The certifier received a copy of the compliance report however the department was not notified in writing prior to this being done.</p>

No	Condition	Audit findings
C39(a)	<p>Non-Compliance Notification</p> <p>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.</p> <p>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.</p>	<p>The audit noted that as a result of the first audit the Department was required to be notified in within seven days of the final audit report for the first audit (dated 23 September 2019). It is noted that DPIE were notified on the 30 October 2019.</p>
C40	<p>Revisions of Strategies Plans or Programs</p> <p>Within three months of:</p> <p>(a) The Submission of a compliance report under condition B27;</p> <p>(b) the submission of an incident report under condition C38;</p> <p>(c) the submission of an Independent Audit under condition C42;</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>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.</p>	<p>DPIE was notified of revisions to strategies on the 20 January, which is within 3 months of the final audit report and HI responses to DPIE (30 October 2019) and MOD 1 15 November 2019.</p> <p>It is noted that a review should have also occurred and the Department notified within 3 months of the submission of the</p>

No	Condition	Audit findings
		compliance report (dated 7/2/2020)
C44 (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.	The audit report is available on the website however it is noted that this was not undertaken with the 60 day time period as required by the condition. The audit report was provided to DPIE on the 30 th October 2019, and the report was made publicly available on the 4 March 2020.

3.5. Previous Audits

The findings of the previous audit and the current status of non compliances are detailed in the table below

No	Condition	2019 Audit findings	Status
A19	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	There was no regular environmental reporting or summaries of monitoring results on the website as required by A19 iv) and v).	Information regarding environmental performance has been made publicly available, through compliance reports, waste monitoring and newsletters.
B14	Construction Environmental Management Plan	(vi) The CEMP did not include a	The groundwater

No	Condition	2019 Audit findings	Status
	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p>	<p>groundwater management plan</p> <p>(vii) The CEMP does not make reference to external lighting being in accordance with AS 4282-1997. However ADCO provided evidence of compliance with AS 4282-1997 the obtrusive effects of outdoor lighting.</p>	<p>management plan has not been prepared. It is noted that there is one reference to groundwater management in the CEMP, however this does not constitute a plan, therefore this NC remains open</p>
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	<p>The plan does not address d) or e) of Condition B 17. It is noted that there is little interface with the wider community aside from the hospital.</p> <p>The NVMP does not include the requirements of B17 d however it is noted that the community were consulted notifying them of the commencement</p>	<p>The NVMP has not been updated to include these requirements and this NC remains Open</p>

No	Condition	2019 Audit findings	Status
		of works on the 25.3.19	
B27	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>A pre construction compliance report has been prepared however the report was not publicly available at the time of the audit. The Pre construction compliance report was dated 30.4.2019</p>	<p>Compliance reports are available on the website. This item is closed</p>
C42	<p>Independent Environmental Audit</p> <p>No later than two months after the date notified for commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p>	<p>The Audit program was provided to DPIE on the 8 August 2019 and notification of construction commencement was on the 2 April 2019.</p>	<p>As the audit program has been provided to the Department there is no further action regarding this non-compliance.</p>
C43	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and</p>	<p>The first audit is required to undertaken within 20 weeks of the commencement of construction and as the department were notified that construction commenced on 2 April 2019 the audit has not</p>	<p>The second audit of the project has occurred within the required timeframe. This item is now closed.</p>

No	Condition	2019 Audit findings	Status
		complied with this condition	

3.6. Environmental Management Plans

The project operates under a Construction Environmental Management Plan and a range of subplans and specialist management plans required by the Conditions of Approval or as a part of the site's EMS. All plans are being managed by ADCO Construction.

This audit has found broad compliance with the implementation of the environmental management plans. The plans address the requirements of the Approval and reflect the key risks on site.

3.7. Environmental Management System

ADCO operate an AS/NZS ISO 14001:2015 certified Environmental Management System. Certification is current until 30 June 2023. Corporate Management Systems are referenced in the CEMP and contains the major elements of the corporate EMS including:

- An Environmental Policy
- Project objectives and targets
- Project environmental hazards and risks are detailed in the project risk register and referred to in the CEMP
- A range of procedures and work instructions, broken into risk areas in sub plans contained within and appended to the main CEMP document
- Integrated continual improvement mechanisms and feedback processes

This audit did not audit the EMS but found that the EMS components as they relate to the project are implemented through the CEMP and subplans.

3.8. Other Matters

It is noted that a modification (Mod 1) has been approved that includes additional Level 2 floorspace to accommodate hospital service rooms and back-of-house facilities (including a Central Sterilising Department, pharmacy and bathrooms); minor changes to cladding and finishes; and changes to Level 3 mechanical plantroom.

A further modification has been submitted regarding the relocation of the medical gas and oxygen enclosures. An Environmental Assessment Report has been prepared and submitted to the Department of Planning, Industry and Environment (DPIE) addressing the impacts of the proposed modification and describing the modification. The gas and oxygen enclosures are being moved from the southern elevation to the western portion of the site, with vehicular access provided from Bowral Street (the proposal). The proposed location for the enclosures has been selected on the basis that it provides a consolidated area for medical gases, allows vehicular and maintenance access, and does not impede future expansion of the hospital (Urbis 2020).

No other relevant regulatory requirements apply to the project.

3.9. Feedback from Consultation

The response from DPIE requested that the audit investigate the following issues:

- Management of noise (refer 3.12)
- Dust (refer 3.12)
- Operating hours (refer 3.12)
- Truck movements (refer 3.12)
- Erosion and sedimentation including mud tracking (Section 3.13)
- Community consultation and complaints (refer 3.12 and 3.17)

3.10. Complaints

There has been one complaint during the audit period. The complaint is included on the complaints register and the complaint was closed out on the same day it was made.

3.11. Incidents

No environmental incidents have occurred to date.

3.12. Actual vs Predicted Impacts

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during these early work stages of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

Construction related impacts in the EIS are very broad making it difficult to review actual vs predicted impacts for the construction phase.

Project Footprint

The audit found that project footprint is consistent with the EIS aside from one small incursion on the line of trees adjacent to Bowral Street. The trees have not been negatively impacted and an arborist report supported moving the exclusion fencing closer to the line of trees.

Noise impacts and working hours

As the noisy works were largely completed during the first audit period no further noise monitoring has been undertaken during this audit period. The audit noted that there have been no complaints in relation to noise (or any other issue).

Noise has been managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.

The audit did not find any evidence that trucks are entering the site prior to the standard working hours. The Traffic management falls under high risk works and is under permit system. There is a full-time traffic controller on this site. The permit requires that all works are to be under the Traffic Control Plan. Works are reviewed and the permits reissued on a weekly basis. The Traffic Management Permit is reviewed weekly by the ADCO Project Manager and the ADCO Site Manager.

Waste management

Waste tracking has continued to occur throughout this audit period and waste reports are available on the project website.

One unexpected find of asbestos occurred in this reporting period. The audit found that the asbestos was managed in accordance with construction contractors unexpected find procedure, whereby testing and

classification occurred as well as monitoring for airborne fibres. The asbestos waste was removed from the site by a licenced transporter on 11 December 2019.

Erosion and Sediment management

Weekly inspections are being undertaken which include a check of environmental controls as well as a check of ESCP currency. Weekly inspection reports reviewed for the audit included the following dates that noted where minor maintenance of erosion and sediment controls was required: 1/6/20, 27/4/20, 2/3/20 and 16/1/20. These actions were closed out at least prior to the following weekly inspection.

Pulse inspections occur monthly and also check ESC controls.

The site is now connected to stormwater so the only control is covering of stormwater pits.

3.13. Site Inspection

A detailed site inspection was undertaken on the 4 August 2020. The inspection covered the whole site.

The audit noted that works are contained within the approved boundary. Earthworks and structural works are complete and current works on site are focused on fit out of the internal building. Landscaping is yet to commence.

The audit noted that the site was clean and tidy, erosion and sediment controls were in place, although given the stage of works limited controls are required, however did include covered and protected pits and some coir logs at the site boundary. Site entrances and exits were inspected. Rumble grids were observed at the site entrance and there was no evidence of mud tracking on public roads.

3.14. Results of Interviews

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

3.15. Actions from Previous Annual Review and Compliance Reports

The audit also reviewed the pre-construction compliance report. The pre-construction compliance report did not note any non-compliances.

The audit reviewed the during construction compliance report. It is noted that the non-compliances from the Independent Audit undertaken in September 2019 for the project were addressed in the construction compliance report. It should be noted that the auditor does not agree that all items have been closed out as indicated in the compliance report (refer B14 and B17 above in Section 3.4).

3.16. Continual Improvement Opportunities

No continual improvement opportunities were identified during the current audit.

3.17. Key Strengths

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

1. The project team is committed to the environmental performance on the project.
2. The project team had a good understanding of the Conditions of Approval and the relationship between the Approval and the relevant management plans.
3. Key risks are being managed on site including dust, erosion and sediment control and traffic and access to the hospital.

4. There is regular communication between the construction contractor (ADCO), Capital Insight, HI and the LHD.
5. Regular consultation is occurring with stakeholders. Newsletters are being produced at least every two months. The newsletters include general news, a construction update, milestones, staff profiles and what's coming up in terms of construction. The latest available newsletter was in July 2020. A notification email to the entire stakeholder list is sent each time a Newsletter is produced. The newsletters are also published on the website and the Facebook page. The external email distribution list is 56 (registered external stakeholders) and the internal distribution list is 435 (hospital / LHD staff).

4. Recommendations

4.1. Recommended Actions

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

Table 4-1 Recommended Actions

Number	Condition	Recommendation
B14 (a)	<p>Construction Environmental Management Plan</p> <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p>	<p>The CEMP does not include a Groundwater management plan. The plan should be updated or given that the project is almost complete notify DPIE that the plan will remain unchanged.</p>

Number	Condition	Recommendation
	(viii) community consultation and complaints handling;	
B17(d)	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p>	<p>Although it is recognised that consultation has occurred with the community regarding noise, the CNVMP does not address d) or e) of this condition. Therefore, the plan should be updated, or given that the project is almost complete notify DPIE that the plan will remain unchanged.</p>
B27	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>DPIE should be notified in writing at least seven days before compliance reports are made publicly available.</p>
C39(a)	<p>Non-Compliance Notification</p> <p>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</p>	<p>DPIE should be made aware of any Non - conformances as soon as Health Infrastructure accepts the findings of the final independent audit report.</p>

Number	Condition	Recommendation
	<p>compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>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.</p>	
C40	<p>Revisions of Strategies Plans or Programs</p> <p>Within the months of:</p> <p>(a) The Submission of a compliance report under condition B27;</p> <p>b) the submission of an incident report under condition C38;</p> <p>(c) the submission of an Independent Audit under condition C42;</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>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.</p>	<p>DPIE should be notified in writing within three months of any review of C40 a, b. c or d.</p>
C44 (c)	<p>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.</p>	<p>Ensure that audit reports are made publicly available within the 60 day time period.</p>

4.2. Opportunities for Improvement

C11 requires No parking signage on Bowral Street to be installed to the satisfaction of Council. The audit found documented evidence that Council gave approval for the signage installation with a number of conditions. The signage has now been installed and interviews with staff indicate that it was installed to the satisfaction of Council, however no documented evidence was able to be produced at the time of the audit that the requests from council were completed. As an opportunity for improvement it is suggested that evidence that the signage was installed to Councils satisfaction is requested from Council.

Appendix A: Audit Table

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

Table A-1 - Compliance status descriptors

Status	Description
Compliant (C)	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 (NC)	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 (NT)	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.

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status																																				
PART A ADMINISTRATIVE CONDITIONS																																								
A1	<p>Obligation to Minimise Harm to the Environment</p> <p>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.</p>	Noted	The site is being managed generally in accordance with these conditions and the implementation of Environmental Management Plans and sub plans.	C																																				
A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions;</p> <p>(d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural Drawings Architectural Drawings prepared by MSJ Architects prepared by</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>130443-MSJ-ARDWG-MW01025</td><td>1</td><td>Site Plan</td><td>20/12/18</td></tr><tr><td>130443-MSJ-ARDWG-MW03001</td><td>6</td><td>Ground Floor Plan</td><td>13/07/18</td></tr><tr><td>130443-MSJ-ARDWG-MW003002</td><td>24</td><td>Level 1 Plan</td><td>13/07/18</td></tr><tr><td>130443-MSJ-ARDWG-MW003003</td><td>27</td><td>Level 2 Plan</td><td>13/07/18</td></tr><tr><td>130443-MSJ-ARDWG-MW03004</td><td>23</td><td>Level 3 Plan</td><td>13/07/18</td></tr><tr><td>130443-MSJ-ARDWG-MW03005</td><td>11</td><td>Roof Plan</td><td>13/07/18</td></tr><tr><td>130443-MSJ-ARDWG-MW25001</td><td>4</td><td>Overall Sections — Sheet 1</td><td>25/07/18</td></tr></table>	Architectural Drawings Architectural Drawings prepared by MSJ Architects prepared by				Dwg No.	Rev	Name of Plan	Date	130443-MSJ-ARDWG-MW01025	1	Site Plan	20/12/18	130443-MSJ-ARDWG-MW03001	6	Ground Floor Plan	13/07/18	130443-MSJ-ARDWG-MW003002	24	Level 1 Plan	13/07/18	130443-MSJ-ARDWG-MW003003	27	Level 2 Plan	13/07/18	130443-MSJ-ARDWG-MW03004	23	Level 3 Plan	13/07/18	130443-MSJ-ARDWG-MW03005	11	Roof Plan	13/07/18	130443-MSJ-ARDWG-MW25001	4	Overall Sections — Sheet 1	25/07/18	<p>Desktop audit of information submitted with Crown Certificate 1 (CC1)</p> <p>MOD 1 Consolidated consent (Nov 2019)</p>	<p>a. The project is generally being carried out in accordance with the conditions of this consent</p> <p>b. None issued</p> <p>c. The project is generally being carried out in accordance with the EIS and RTS and MOD1 as submitted</p> <p>d. Copies of all the SSD approved documentation listed in this Condition provided to the Private Certifying Authority.</p> <p>As the works are nearing completion all plans are currently relevant to the works.</p> <p>MSJ architects have been preparing the detailed designs in accordance with these plans.</p>	C
Architectural Drawings Architectural Drawings prepared by MSJ Architects prepared by																																								
Dwg No.	Rev	Name of Plan	Date																																					
130443-MSJ-ARDWG-MW01025	1	Site Plan	20/12/18																																					
130443-MSJ-ARDWG-MW03001	6	Ground Floor Plan	13/07/18																																					
130443-MSJ-ARDWG-MW003002	24	Level 1 Plan	13/07/18																																					
130443-MSJ-ARDWG-MW003003	27	Level 2 Plan	13/07/18																																					
130443-MSJ-ARDWG-MW03004	23	Level 3 Plan	13/07/18																																					
130443-MSJ-ARDWG-MW03005	11	Roof Plan	13/07/18																																					
130443-MSJ-ARDWG-MW25001	4	Overall Sections — Sheet 1	25/07/18																																					

Condition No.	Condition				Evidence to check compliance	Independent Audit Findings and Recommendations	Status
			130443-MSJ-ARDWG-MW25002	4	Overall Sections — Sheet 2	25/07/18	
			130443-MSJ0ARDWG-MW25003	4	Overall Sections — Sheet 3	25/07/18	
			130443-MSJ0ARDWG-MW20003	15	East Elevation — DD	14/08/18	
			130443-MSJ0ARDWG-MW20004	15	North Elevation — DD	14/08/18	
			130443-MSJ0ARDWG-MW20002	15	South Elevation — DD	14/08/18	
			130443-MSJ0ARDWG-MW20004	15	West Elevation — DD	14/08/18	
			130443-MSJ-AR- DWG-MW2-03003	3	Level 2 Plan	11/09/19	
			130443-MSJ-AR- DWG-MW2-03004	3	Level 3 Plan	20/09/19	
			130443-MSJ-AR- DWG-MW2-03005	3	Roof Plan	20/09/19	
			130443-MSJ-AR- DWG-MW2-25001	2	Overall Sections – Sheet 1	20/09/19	
			130443-MSJ-AR- DWG-MW2-25002	1	Overall Sections – Sheet 2	20/09/19	
			130443-MSJ-AR- DWG-MW2-25003	2	Overall Sections – Sheet 3	20/09/19	
			130443-MSJ-AR- DWG-MW2-20007	5	East Elevation – DD	20/09/19	
			130443-MSJ-AR- DWG-MW2-20005	5	North Elevation – DD	20/09/19	

Condition No.		Condition	Evidence to check compliance		Independent Audit Findings and Recommendations	Status	
		130443-MSJ-AR- DWG-MW2-20006	5	South Elevation – DD	20/09/19		
		130443-MSJ-AR- DWG-MW2-20008	5	West Elevation – DD	20/09/19		
		Landscape Plans prepared by <i>Site Image Landscape Architects</i>					
		Dwg No.	Rev	Name of Plan	Date		
		002	E	Landscape Areas	20/11/18		
		003	E	Existing Trees	20/11/18		
		004	E	Northern Courtyard and Bowral St Frontage	20/11/18		
		005	E	Main Entry and Carpark	20/11/18		
		006	E	Main Entry and Carpark	20/11/18		
		007	E	Administration Building Entry	20/11/18		
		008	E	Staff Courtyard	20/11/18		
		009	E	Planting, Northern Courtyard, Indicative Plant Schedule	20/11/18		
		DD Concept Plan prepared by MSJ Architects					
		Dwg No.	Rev	Name of Plan	Date		
		130443-MSJ-AR- DWG-DD CONCEPT	1	Site Plan – DD Concept	22/10/18		
		Wayfinding Signage prepared by MSJ Architects					
		Dwg No.	Rev	Name of Plan	Date		
		-	3	Signage – External Directional Signs	31/10/18		
		-	3	Signage – Main Directional & Campus Directory Sign	31/10/18		
		-	3	Signage – Secondary Directional Signs	31/10/18		
		-	34	Signage – Main Building Identification Sign	22/01/19		
		-	3	Emergency Sign	31/10/18		
A3	(a)	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and		Compliance tracking report Staff interviews ADCO Construction PM Capital Insight PM	No directions received to date.	NT	
	(b)	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.		Compliance tracking report	No directions received to date.	NT	

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
		Staff interviews ADCO Construction PM Capital Insight PM		
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) 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.	Compliance tracking report Staff interviews ADCO Construction PM Capital Insight PM	No inconsistencies have been identified to date	NT
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Noted	Works have commenced within 5 years of the date of consent. Works commenced on the 2/4/19	C
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC 1	Part 6 Division 8A CI 98 – the certifier has confirmed compliance with the BCA cl 98a erection of site signage has occurred cl 98b refers to home building and is NA CI 98c NA CI 98 d NA CL 98 e relates to shoring/retaining walls for the adjoining properties. The adjoining property is the existing hospital and as such this is included in the design.	C
A7	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.	Interview with ADCO PM	No disputes to date	NT
A8	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.	Receipt of payment of the Long Service Levy dated 19/03/19	Receipt of payment of the Long Service Levy dated 19/03/19 provided to Certifying Authority.	C
A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with ADCO PM Compliance reporting	Nil to date	NT
A10	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including:	Consultation requirements under relevant conditions	Refer to <ul style="list-style-type: none">B7 regarding consultation with utility providersB16 regarding consultation for the CTPMSPB29 consultation with council regarding the landscape design plan.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
A11	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Interview with ADCO PM and Capital Insight	No staging is proposed.	NT
	(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	Interview with ADCO PM and Capital Insight	No staging is proposed.	NT
	(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)	Interview with ADCO PM and Capital Insight	No staging is proposed.	NT
A12	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.	Interview with ADCO PM and Capital Insight	No staging is proposed.	NT
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Interview with ADCO PM and Capital Insight	No staging is proposed.	NT
A14	Demolition Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Demolition management plan rev 1 6 March 2019 Demolition statement issued by ADCO on 19 March 2019, confirming demolition will be undertaken in accordance with AS 2601-2001	There was no structural demolition; all that was removed was the car park pavement and fencing.	C
A15	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. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	CC1, CC2, CC3 and CC4	Structural Design Certificate provided by Henry and Hymas dated 25 March 2019 to the Certifying Authority confirming that the structural design has been prepared in accordance with the BCA and as per this Condition. Compliance certificates prepared by Blackett Macquire Goldsmith were compliant with Part A of the EPA regulation in that they: A identified the certifier B Included the registration number of the certifier	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
			<p>C included a description of the development</p> <p>D included the SSD number and date of issue</p> <p>E the address of the site</p> <p>F the certificate was dated</p> <p>G included a description of the work inspected</p> <p>H A statement of the matters in respect of which the certificate is given.</p>	
A16	<p>External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	CC2	<p>MSJ on the 1st September provided a certification of design of external walls was in accordance with the relevant requirement of the BCA including:</p> <p>Section C – Fire resistance</p> <p>Section F1 - damp and weather proofing</p> <p>Section J1 -Building fabric</p>	C
A17	<p>Applicability of Guidelines</p> <p>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.</p> <p>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.</p>	Noted	<p>It is noted that the Independent Audit Post Approval requirements have been updated (vers 2 May 2020). This project has not adopted this new document.</p>	NT
A18	<p>Monitoring and Environmental Audits</p> <p>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.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p>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.</p>	<p>Review of plans</p> <p>Check on monitoring on site</p>	<p>Monitoring that was being conducted during the first audit period includes noise and vibration, complaints and incidents, non-compliance tracking, hazardous waste monitoring and Weekly site inspections.</p> <p>Air quality monitoring was undertaken when the unexpected find of asbestos occurred – referred to Condition 37</p> <p>Waste tracking has continued for this audit period, however no other formal monitoring is being undertaken. Noise and vibration monitoring was completed during the first audit period.</p>	C
A19	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p>	<p>https://www.swslhd.health.nsw.gov.au/bowral/redevelopment.html</p> <p>https://www.hinfra.health.nsw.gov.au/our-projects/project-</p>	<p>A i) and ii) are available on the website</p> <p>a iii all strategies, plans and programs are available on the website as separate files and are now accessible</p>	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	search/bowral-district-hospital-redevelopment	<p>iv) regular environmental reporting is available on the website in construction compliance report 2, monthly environmental reporting of waste and noise monitoring and the independent audit reports</p> <p>v) summaries of monitoring are available in the monthly environmental reports and the compliance reports</p> <p>vi) summary of the current stage and progress of the development is on the South Western Local Health District Website. The audit notes that newsletters are being produced at least every two months. The newsletters include general news, a construction update, milestones, staff profiles and what's coming up in terms of construction. The latest available newsletter was in July 2020.</p> <p>viii) There has been one complaint. It was responded to and closed out within 24 hours. The completed complaints register is available on the website and was current to June 2020</p> <p>ix) The audit report was available on the website</p> <p>x) No other matters have been required by the Planning Secretary to date.</p> <p>b) a review of the information on the website found that it was up to date</p>	
A20	<p>Compliance</p> <p>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.</p>	<p>Contract documentation (reviewed Windows and Doors Contract)</p> <p>Induction register</p> <p>Induction</p>	<p>Under the "authorities" section of the contract the CCD conditions are referenced, and it is stated that the contractor is to comply with the SSD conditions.</p> <p>The "Building Approval" section of the contract also references the development consent and requires the contractor to consider all relevant development consent condition.</p> <p>All contractors work under the ADCO EMPs.</p> <p>Included in the induction is project specific information including:</p> <ul style="list-style-type: none"> • Work hours are referenced in the induction and it also specifically states that there is to be no work allowed outside of these work hours • Site access and egress requirements as per the Construction traffic and pedestrian management sub plan CTPMSP) • Parking requirements as per the CTPMSP • Incident reporting • Emergency procedures including environmental incidents and evacuation procedures • Internal communications including pre starts • Site management plan • Material deliveries • Traffic management plan • Environmental management including tree protection, ESCP and protection of waterways • Unexpected finds(including asbestos) • Non conformance process 	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
			<ul style="list-style-type: none"> Noise and vibration Refuelling processes Waste management Wash out areas 	
AN1	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.	Noted		Noted
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
B1	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.	Email from ADCO to Planining.nsw.gov.au dated 19/3/19 notifying commencement of early works. DP&E notified of start date 2/04/19. Certifying Authority issuing of Crown Certificate provided 30/4/19 and amended on the 3 Ma 2019.	Commencement of construction occurred on 2/4/19	C
B2	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.	Crown Certificate (CC1) rev1 dated 1/05/19 CC2 dated 3 October 2019 i Email to HI – DPIE re compliance report 2 dated 30 October 2019 CC3 dated 29 January 2020 Email dated 12 February 2020 DPIE – HIS re receipt of Compliance report 2.	Crown Certificate 1 (CC1) dated 30 April 2019 prepared by Blackett Maguire and Goldsmith and amended on the 3 May 2019 Email dated 7/5/19 from HI to Compliance @planning.nsw.gov.au with dropbox link to all CC1 documentation CC2 dated 3 October 2019 prepared by Blackett Maguire and Goldsmith and updated in the construction compliance reports and issued to planning CC3 dated 29 January 2020 prepared by Blackett Maguire and Goldsmith The updated construction certificates and all associated plans are provided to DPIE via the compliance report as evidenced in an email from HI to planning.	C
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Plans provided to Certifying Authority with issue of Crown Certificate rev1 dated 1/05/19	Copies of the structural drawings together with design certification prepared and signed by the Structural Engineer demonstrating compliance with the BCA and this SSD consent submitted to Certifying Authority. CC1 provided to planning 7/5/19 and refer B2 above	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
B4	<p>External Walls and Cladding</p> <p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.</p> <p>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.</p>	Architectural documentation provided to Certifying Authority as evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings comply with the requirements of the BCA.	<p>MSJ on the 1st September 2019 provided a certification of design of external walls was in accordance with the relevant requirement of the BCA including:</p> <p>Section C – Fire resistance</p> <p>Section F1 damp and weather proofing</p> <p>Section J1 Building fabric</p>	C
B5	<p>(a) Protection of Public Infrastructure</p> <p>Before the commencement of construction, the Applicant must:</p> <p>(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;</p>	<p>REF prepared by City Plan 27 November 2017 for enabling works</p> <p>REF prepared for Utility works by LJB Urban Planning dated 12 October 2018.</p>	<p>Utility service diversions were undertaken as early works.</p> <p>Enabling works were covered under the REF, including utility relocations and as such there have been no disruption to services as part of the works undertaken under this SSD to date.</p>	C
	(b) (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, prepared by Henry Hymas April 2019	Dilapidation reports prepared by Henry Hymas have been undertaken to identify the condition of public infrastructure.	C
	(c) (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Email Dated 10 April 2019	Dilapidation reports submitted the certifier and council as per email dated 10 April 2019 from ADCO	C
B6	<p>Unexpected Contamination Procedure</p> <p>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 CEMP in accordance with condition B14 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.</p>	CEMP, Rev 2 11.11.19	<p>A procedure for removing and handling asbestos has been prepared as part of the CEMP. This procedure does not cover “other” unexpected contamination issues and this was discussed in the audit as an opportunity for improvement.</p> <p>Contaminated material is also covered in the Waste Management plan.</p>	C
B7	<p>Utilities and Services</p> <p>Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	<p>As part of the utility relocation for early works. Evidence of consultation with Telstra provided. Initial correspondence with Telstra occurred in 15 September 2017. As per quote form Telstra regarding service relocation works.</p> <p>NBN connection – email dated 25.5.2020</p>	<p>Letter from Wood and Grieve dated 17 April 2019 to CC Blackett and McGuire (the certifier) showing consultation with endeavour energy regarding a new transformer for the new building within the boundary of the hospital site and Bowral street. Endeavour energy application dated 7/11/17</p> <p>Letter from Wood and Grieve provided to the Certifier showing consultation with Telstra had occurred as per the correspondence with Telstra in Sept 2017</p> <p>NBN connection is now live.</p>	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
		Application to Endeavour Energy sighted dated 7/11/17. Endeavour energy permission to connect – 27 May 2020		
B8	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.	Endeavour energy supply offer 23/11/17 Endeavour energy permission to connect – 27 May 2020 Consultation commenced in 2017 with Telstra refer B7 above. Jemena email correspondence dated 31.7.2020	Endeavour Energy have provided a quote to supply the hospital when its ready for installation NBN portal development reference no. STG – W000098113 shows that the application is being processed. NBN connection is now live. (email dated 25.5.20 Consultation has been undertaken with Jemena re gas supply detailing the new requirements for the connection. The LHD will be the responsible for the connection Email from Jemena dated 5 August 2019. Permanent power is now connected. Jemena gas connection to the new hospital is underway.	C
B9	(a) Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases;	Community Communication Strategy Rev 3 4 March 2020 .	Rev 3 of the Community Communication Plan updated to include Mod 1. Rev 1 of the plan was prepared and submitted to DP&E 15/03/19 with approval received from DP&E in writing 17/04/19. Date of construction was the 7 May 2019 Part of the strategy is ADCO's community consultation plan for during construction	C
	(b) (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Community Communication Plan. website Newsletters https://www.swslhd.health.nsw.gov.au/bowral/redevelopment.html Bowral & District Hospital Redevelopment CIG Team Meeting – Minutes including 17/6/20, 13/5/20, 1/4/20, 22/7/20. Bowral and District Hospital Communications working group agenda July 2020	Section 2.4 of the plan. Regular consultation is occurring with the community via newsletters and regular meetings with the Hospital.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(c) (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Community Communication Plan.	Community based forums are identified in the plan but as yet have not been required	C
	(d) (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (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. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Community Communication Plan.	Section 3.1 of the plan deals with complaints and responding to issues	C
B10	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 MSJ Architects dated 19.10.18 to target the equivalent of a minimum 4 Star Green Star rating.	MSJ updated Appendix B10 ESD Rev 1 25.3.19	MSJ have updated the ESD initiatives in their ESD document dated 25.3.19. The ESD statement includes an update of all aspects in the initial ESD initiatives, including siting, façade and sun shading, building management control, lighting, mechanical, electrical, hydraulic and materials.	C
B11	Outdoor Lighting Prior to commencement of construction, all outdoor lighting during construction 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.	Design statement dated 18/3/19	Stantec issued a design statement dated 18/03/2019 confirming compliance with this condition. The design statement has been issued to the certifier and accepted as part of CC1.	C
B12	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.	Letter dated 25/3/19 from IAccess consultants	Design development report from IAccess stating that access is designed in accordance with the Disability - (Access to premises) Standard 2010 as well as the provisions of the relevant Australian Standards	C
B13	(a) Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data;	EMP	EMP Prepared V2 dated 11.11.19 Baseline data is included as relevant - EG Existing vegetation to be retained is marked on plans. Baseline background noise is included in the NVMP	C
	(b) (b) details of:	EMP	Included in issue specific plans eg NVMP	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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;			
(c)	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	EMP	As above	C
(d)	(d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above	EMP	Monitoring is included in the weekly site inspection and the monthly safety inspection	C
(e)	(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;	EMP	Unexpected find procedure Emergency and spill response plans	C
(f)	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	EMP Internal audit undertaken on the 21/8/19, Monthly safety pulse for the 19/6/19 Weekly inspections were reviewed including 22/7/19, 29/7/19, 5/8/19, 12/8/19, 20/8/19, 26/8/19, 2/9/19, 2/10/19, 20/10/19, 25/11/19, 16/1/20, 3/2/20, 2/3/20, 30/3/20, 27/4/20, 1/6/20, 29/6/20	Weekly and monthly site inspections are occurring. The audit noted that improvements were highlighted in these inspection forms (refer B19). Internal audits are also occurring. The monitoring and review section of the EMP notes: <ul style="list-style-type: none"> Regular daily visual inspections of work activities. Completion of the Weekly Site Inspection report. The weekly inspection records were reviewed as part of the audit. Safety Pulse monthly inspections also occur. The monthly inspections are occurring and the audit noted that these contain environmental checks. An annual audit occurred on the 21/8/19. Capital Insight on behalf HI undertake weekly inspections.	
(g)	(g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and	EMP	Incident management is included in the EMP	C
(h)	(h) a protocol for periodic review of the plan.	EMP	The EMP includes the requirement to undertake a six monthly plan review. The audit noted that a review of the plan has occurred at periods not	

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans		greater than six months as indicated by Rev 0 dated 6/3/19, Rev1 dated 26/6/19 Rev 2 dated 11/11/2019.	
B14	<p>(a) Construction Environmental Management Plan</p> <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p>	<p>CEMP rev 2</p> <p>Site inspection</p> <p>Site signage</p>	The CEMP has not been updated to include a groundwater management plan as per the requirements of this condition therefore this NC from the previous audit is still open.	NC B14 vi
	(b) (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	Refer to B16		C
	(c) (c) Construction Noise and Vibration Management Sub-Plan (see condition B17);	Refer to B17		C
	(d) (d) Construction Waste Management Sub-Plan (see condition B18);	Refer to B18		C
	(e) (e) Construction Soil and Water Management Sub-Plan (see condition B19);	Refer to B19		C
	(f) (f) an unexpected finds protocol for contamination and associated communications procedure;	CEMP and Unexpected finds procedure	The CEMP unexpected finds procedure and the waste management plan include a process for dealing with unexpected finds of contaminated material	C
	(g) (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	CEMP	Under Cultural Heritage page 31	C
	(h) (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.	CEMP	Page 35 of the CEMP and refer B18 – “Ensure that regulated or contaminated waste is disposed of licensed disposal	C
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary and Council.	<p>CC1</p> <p>Email to DPE dated 19/3/19</p>	<p>CC! provides evidence that the certifier has approved the CEMP</p> <p>Copies were submitted to the DPE and council.</p>	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
B16	(a) The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Email to council on the 19/3/19 Prepared by AA traffic control Pty Ltd dated 29 March 2019	The plan has been prepared by a suitably qualified consultant.	C
	(b) (b) be prepared in consultation with Council and RMS;	Email dated 19/3/19 to WSC Email dated 2 April 2019 to RMS/TMC	Email sent to council requesting feedback on the CEMP. The surrounding roads are local road and therefore council is the road authority. The CTPMSP was provided to RMS on the 2 April 2019.	C
	(c) (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;	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	Section 3 of the plan	C
	(d) (d) detail heavy vehicle routes, access and parking arrangements;	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	Section 2.2 of the plan	C
	(e) (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes;	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Induction Staff interviews	The plan does not specifically mention a driver code of conduct, however, all components of this clause are detailed in the CTPMSP. Vehicle routes and haulage routes are included in the plan, and traffic noise is addressed via reversing beepers. The Noise and Vibration Management Plan also deals with vehicle and equipment maintenance in relation to managing noise. The induction includes extensive information on traffic management, including all factors under this condition.	C
	(f) (f) include a program to monitor the effectiveness of these measures; and	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Traffic management Permits dated: <ul style="list-style-type: none">• 9/9 – 14/9/19• 30/8/ - 6/9/19• 23/8 – 29/8/19• 3/8 – 10/8/2020• 27/7 – 2/8/2020• 20/7/20 -26/7/20	Traffic management falls under high risk works and is under permit system. There is a full time traffic controller on this site. The permit requires that all works are to be under the TCP. Works are reviewed and the permits reissued on a weekly basis. The TMP is reviewed weekly by the Project manager (PM) and the site manager (SM). The SM reviews the TMP, SWMS competencies, ped access and egress, PPE etc	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(g) (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	The plan has a process for notification. There have been no disruption to routes. Letterbox drops have occurred to notify residents of the commencement of works (25/3/19).	NT
B17	(a) The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 2 28/3/19	Prepared by Wood and Grieve Engineers, engineers have in house acoustic specialists. .	C
	(b) (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Construction Noise and Vibration Management Sub-Plan	Noise management strategies are included in Section 7 of the NVMP	C
	(c) (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Construction Noise and Vibration Management Sub-Plan	Section 7 of the NVMP	C
	(d) (d) include strategies that have been developed with the community for managing high noise generating works;	Construction Noise and Vibration Management Sub-Plan Letter box drop 25.3.19	The plan does not address this requirement. It is noted that considerable effort has been made to inform the community and stay in contact via newsletters and updates every two months The NVMP does not include the requirements of B17 d – this was raised in the previous audit and while it acknowledged that community consultation has been undertaken, this condition relates to the content of the management plan and as the plan has not been updated this audit finding is that the NC is still open from the previous audit.	NC from previous audit still open
	(e) (e) describe the community consultation undertaken to develop the strategies in condition B16(d); and	Construction Noise and Vibration Management Sub-Plan	As above	NC from previous audit still open
	(f) (f) include a complaints management system that would be implemented for the duration of the construction.		Section 7.3 of the NVMP	C
B18	(a) The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Construction Waste Management Sub-Plan (CWMSP) v4 21 April 2020 Bulk excavation plan	Recycling targets are included in the plan as percentages proposed to be recycled. There are no estimates of quantities generated in the WMP however the bulk earthworks plan indicates that shows that there is a net import of materials and that no large volumes of waste will be exported from the site. The intent of this measure is so that if there are large quantities of material to be hauled off site then disposal options can be planned for. Therefore the auditor has determined that the Bulk earthworks	C

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			<p>plan satisfies this condition. The bulk earthworks plan is at Rev 6, which shows that quantities have been updated as the design progressed (March 2018).</p> <p>The first audit noted as an opportunity for improvement that there could be a link to the bulk earthworks plan in the CWMSP to make it clear that there will be no large volumes of material required to be carted from the site. This recommendation was undertaken as evidenced by CWMSP Rev 2 dated 28 October 2019.</p>	
	(b) (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.	Construction Waste Management Sub-Plan (CWMSP)	The CWMSP management measures around disposal and containment are included under contaminated material and excavated material. The unexpected finds procedure deals with managing asbestos including emissions to air.	C
B19	<p>(a) The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p>	<p>Construction Soil and Water Management Plan (CSWMSP)</p> <p>Enstruct compliance certificate dated 23/8/19</p>	<p>Enstruct confirm that the CSWMSP meets all requirements of this condition</p> <p>The plan has been prepared in accordance with the Blue Book and Council handbook.</p> <p>The CEMP along with the CSWMSP was provided to council on the 19/3/19</p>	C
	(b) (b) describe all erosion and sediment controls to be implemented during construction;	<p>Construction Soil and Water Management Plan (CSWMSP)</p> <p>Drawing number 130443-ENS-CV-DWG-1400, prepared by Enstruct. Rev 9 5.3.2020</p>	<p>Revisions of the Stormwater and Erosion and Sediment Control plan included in CSWMSP drawing number 130443-ENS-CV-DWG-1400, prepared by Enstruct.</p> <p>The audit found that the ESCP is being updated and is now at Rev 9 to reflect the current requirements for the works.</p>	C
	(c) (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);	<p>Construction Soil and Water Management Plan (CSWMSP)</p> <p>Weekly inspection reports</p>	<p>Weekly inspections are being undertaken which include a check of environmental controls as well as a check of ESCP currency. Weekly inspection reports reviewed for the audit included the following dates that noted where minor maintenance of erosion and sediment controls were required: 1/6/20, 27/4/20, 2/3/20 and 16/1/20. These actions were closed out at least prior to the following weekly inspection.</p> <p>Pulse inspections occur monthly and also check ESC controls.</p> <p>The site is now connected to stormwater so the only control is covering of pits.</p>	C
	(d) (d) detail all off-Site flows from the Site; and	Construction Soil and Water Management Plan (CSWMSP)	Flow directions detailed in the Enstruct drawing number, 130443-ENS-CV-DWG-1400 Rev 9	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(e) (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).	Construction Soil and Water Management Plan (CSWMSP) Enstruct compliance certificate dated 23/8/19	Enstruct engineers have reviewed the plan and provided a compliance certificate stating that it complies with all components of this condition. The audit also found that stormwater and flood flows for large and small events are covered in the CSWMSP. Stormwater management is included in the Stormwater and Sediment Control Plan, drawing number 130443-ENS-CV-DWG-1400 Rev 9	C
B20	(a) 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: (a) be designed by a suitably qualified and experienced person(s);	Included in Design development report (Enstruct 5/9/18)	Enstruct are structural /civil engineers	C
	(b) (b) be generally in accordance with the conceptual design in the EIS;	Design development report (Enstruct 5/9/18)	The Design development report (Enstruct 5/9/18) has been prepared to ensure the stormwater management systems are in accordance with the EIS	C
	(c) (c) be in accordance with applicable Australian Standards; and	Enstruct Stormwater design certificate dated 18 April 2019	Enstruct have confirmed that the design complies with applicable standards including: AS3500.3 Plumbing and Drainage : Stormwater Drainage	C
	(d) (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Enstruct Stormwater design certificate dated 18 April 2019	Enstruct have confirmed that the design complies with relevant standards including: Rainfall and runoff (2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997)	C
B21	Operational Noise – Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant 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 Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.	Wood and Grieve Engineers design certificate 18 April 2019	Wood and Grieve certify that the design has incorporated reasonable and feasible mitigation measures into the design to ensure that operational noise is in accordance with relevant policies and guidelines, including: Noise Policy for Industry EPA 92017) Engineering Services Guideline NSW HI 2017 Road Noise Policy EPA 2011 AS NZS 1668.1 2015	C
B22	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	Email dated 2 April 2019 to RMS/TMC	Truck routes included in the CTPMSP and were provided to the TMC on the 2 April 2019.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
B23	<p>Mechanical Ventilation</p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works</p>	Design certificate of compliance – Fredon dated 22/8/19	<p>Fredon provided a compliance certificate for mechanical ventilation stating that all mechanical ventilation systems have been designed in accordance with the F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.</p> <p>Certifier noted all requirements for CC2 have been provided which included B23 on the 11 September 2019</p>	C
B24	<p>(a) Car Parking and Service Vehicle Layout</p> <p>Compliance with the following requirements must be demonstrated in documentation and submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction unless directed by traffic control;</p> <p>(b) minimum of 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;</p> <p>(c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;</p> <p>(d) 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; and</p> <p>(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>	GTA consultants letter dated 4 September 2019 to the certifier	GTA consultants certify that all carparking and service vehicle layouts are in accordance with B24 a- in the letter dated 4 September 2019.	C
B25	<p>(a) Bicycle Parking and End-of-Trip Facilities</p> <p>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:</p> <p>a) the provision of a minimum 10 staff and visitor bicycle parking spaces;</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>c) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	GTA consultants letter dated 4 September 2019 to the certifier	GTA consultants certify that all requirements of B25 a- d	C
B26	<p>Public Domain Works</p> <p>Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and</p>	Interview with ADCO PM	This project does not include any public domain works.	NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	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.			
B27	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>Compliance program emailed to Compliance@PLanning.nsw.gov.au on the department on the 20/3/19</p> <p>Website</p> <p>Pre-construction compliance report (30.4.2019)</p> <p>Email dated 12 February 2020 DPIE – HI confirming receipt of compliance report.</p> <p>Construction compliance report (7.2.2020)</p> <p>Construction compliance report 3.8.2020</p>	<p>The compliance program has been prepared and follows the requirements of the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>A pre-construction compliance report has been prepared, dated 30.4.2019. The audit found a copy of this report on the website. It was noted during the first audit that this report was not available on the website within the 60 day time period.</p> <p>A during construction compliance report has been prepared and is dated 7/2/2020. This report was provided to the Department on the 12 February 2020. This report is publicly available on the website. The certifier received a copy of the compliance report however DPIE were not notified in writing seven days prior to the report being made publicly available.</p> <p>A further Construction compliance report is currently being prepared (draft dated 3.8.2020).</p>	NC
B28	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.	This audit	This condition relates to operation and has not been triggered	NT
B29	The Landscape Design Development Plans prepared by Site Image Landscape Architects is to be amended to include a minimum of 42 replacement tree species on the site prior to construction works commencing. Trees are to be a minimum pot size of 75 litres and the selection of tree species and location is to be in consultation with Council.	<p>Email from WSC Tree and Vegetation Management officer dated 15 August 2019</p> <p>Site Image landscape architects letter dated 15 August 2019</p>	<p>Email from council confirms that the species and planting location of the 42 trees has been undertaken in consultation with council. It is noted that all 42 trees cannot be fitted on site and accordingly in consultation with council alternative locations were chosen in adjacent parklands</p> <p>Site Image landscape architects have confirmed that the plans have been amended to comply with this condition.</p>	C
PART C DURING CONSTRUCTION				
C1	<p>Approved Plans to be On-site</p> <p>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.</p>	Site visit	Relevant plans in site office and on notice board	C
C2	<p>(a) Site Notice</p> <p>A site notice(s):</p>	Site visit	The site visit confirmed that the site notice complies with this condition. Refer to photo in Appendix e.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	<p>(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.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(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;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>			
C3	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<p>Maintenance records</p> <p>Plant start up records</p> <p>Concrete boom pump inspection record (dated 3/9/19)</p> <p>–</p> <p>Mobile crane/drill rig 10/9/19</p> <p>Excavator induction – dated 24/7/20</p>	<p>The plant induction process includes a review of maintenance records, plant risk assessment, Licencing and insurance records.</p> <p>The audit review log books for two Elevated work platforms and found that logs were completed daily inspections were signed off on the 11/9/19 in addition to the routine 3 monthly inspection on the 9/9/19 for both pieces of equipment.</p> <p>Equipment induction record Excavator – dated 24/7/20 – this document reviews plant maintenance records, undertakes a risk assessment and reviews service records and the daily log book prior to the plant coming to site. Also checks and lists licenced operators for this plant.</p> <p>All plant is required to have a start up record daily – this is monitored through the weekly inspections.</p>	C
C4	<p>Demolition</p> <p>Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	<p>Demolition statement</p> <p>Demolition plan</p>	<p>ADCO prepared a demolition statement confirming that all demolition work will comply with AS2601-200 dated 19 March 2019 and sent to the certifier.</p> <p>Demolition plan potentially includes these requirement 9HS plan p 43 rev 1 6 March 2019</p>	C
C5	<p>(a) Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 3pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Digital logistics system - Wednesday 11/9 and 3/8/2020</p> <p>Health and Safety plan</p> <p>Induction</p> <p>Staff interviews</p>	<p>Records for 10/9 and 11/9/ show no entry prior to 7am. Interviews with gate staff indicate that no machinery enters the gates prior to 7am.</p> <p>Gates are always closed and are opened only by the traffic management staff.</p> <p>Digital logistic system records all deliveries to the site. The audit checked records for the 3 August 2020, which confirmed no out of hours works.</p>	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
			There is no evidence to suggest that works have occurred outside of the approved Saturday hours and there have been no works on Sundays to date.	
C6	<p>(a) Activities may be undertaken outside of the hours in condition C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or nominee if appropriate justification is provided for the works.</p> <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	<p>Interviews with staff</p> <p>ADCO site manager</p> <p>ADCO PM</p>	No out of hours works have occurred. Construction hours were not extended under the COVID order.	NT
C7	<p>(a) Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	Interviews with ADCO PM	None of these activities have occurred on site.	NT
C8	<p>Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p>	<p>CEMP</p> <p>Interview with ADCO PM</p> <p>Induction material</p>	<p>CEMPs and sub plans are referenced in contract documentation</p> <p>The induction details environmental requirements in the plan</p>	C
C9	<p>Construction Traffic</p> <p>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.</p>	<p>Site inspection</p> <p>TMP requirement</p>	All construction equipment was contained within the site at the time of the audit.	C
C10	<p>Road Occupancy Licence</p> <p>A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.</p>	ROL – approval # No 20/0572	A ROL was required for the substation works under s138 of the roads act. WSC granted consent to the ROL on the 19 November 2019 as evidenced by the Application No 20/0572.	NT
C11	<p>Parking signs</p> <p>'No parking' signs are to be installed to protect sight lines of the new driveway to Bowral Street. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.</p>	<p>Email dated 26/7/18 from WSC</p> <p>Staff interviews</p>	<p>Email from WCS states that "request for parking management changes associated with the Bowral Hospital Re-development has been supported by the voting members of the Traffic Committee and approved under delegated authority by Council's General Manager"</p> <p>Council has requested the following</p>	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
			<p>Please advise Council's Development Engineer of the following prior to implementing the proposed changes:</p> <ul style="list-style-type: none"> • Provide details of proposed signage artwork prior to placement of an order for the signage (most companies will provide PDF's for approval prior to fabrication). • Arrange an on-site meeting with Council's Development Engineer to confirm the location of signs. Please note that our Parking Ranger has concerns about limited sight distance for the right turn from Ascot Road into Sheffield Road and we need to consider possible increase in normal 10m parking restriction – this can be assessed at the on-site meeting. <p>The audit notes that the parking signs have now been installed but could find no written evidence that the further requirements of Councils were met. Verbal confirmation was provided through staff interviews. As an opportunity for improvement it is suggested that evidence that the signage was installed to Councils satisfaction is requested from Council.</p>	
C12	Two-hour timed parking restrictions are to be applied to the streets bounding the B&DH on Mona Road, Bowral Street and Sheffield Road. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.	Email dated 26/7/18 from WSC	Email from WCS states that "request for parking management changes associated with the Bowral Hospital Re-development has been supported by the voting members of the Traffic Committee and approved under delegated authority by Council's General Manager"	C
C13	The existing parking spaces accessed from Ascot Road to the south of the site are to be restricted to two hours and include the provision for night time staff. This is to be delivered prior to commencement of works.	Email dated 26/7/18 from WSC	Email from WCS states that "request for parking management changes associated with the Bowral Hospital Re-development has been supported by the voting members of the Traffic Committee and approved under delegated authority by Council's General Manager"	C
C14	Separate approval is required for the relocation of the bus shelter	Email dated 26/7/18 from WSC Notice of determination from council	Council determination for the approval of the relocation of the bus shelter was provided on the 10 December 2018. Application number 19/0859.	C
C15	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.	Site visit	Site visit confirmed that the worksite is secure. All gates are manned and the entire site fenced	C
C16	(a) Hoarding Requirements The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	Site visit	The site visit confirmed that there is no advertising on hoarding	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(b) (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	Site visit	No graffiti was noted	C
	(c) (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site visit	There are no hoardings over any footway.	NT
C17	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. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Interview with ADCO PM and PE	There have been no obstructions of this nature.	NT
C18	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	May – August 2019 Noise monitoring results Wood and Grieve report dated 12 June 2019 (for the May monitoring period) and 17 July for the June period	Monitoring to check compliance with noise targets occurred from May – August during noisy earthworks and piling. Noise levels were exceeded three times during the 16 day May monitoring period, the exceedances related to single short events and did not extend for a substantial period and the noise consultant indicated that the events would not have had a substantial effect on nearby receivers. The report did not recommend any change in construction practices. For the June monitoring period (17 July report). Three exceedances of noise were recorded and similarly the noise consultant indicated that the events would not have had a substantial effect on receivers. The report did not recommend any change in construction practices. The conclusion of both reports that the acoustic amenity surrounding the site was satisfactory Noise has been managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan. There has been no further monitoring since the previous audit in 2019.	C
C19	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Digital logistic board Site interviews Induction	Gates are locked a review of the digital logistics board showed that there is no access to the site outside of the approved hours.	C
C20	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	CNVMS Induction	The CNVMS covers reversing and warning alarms. This is reinforced in the induction	C
C21	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	CNVMS May – August 2019 Noise monitoring results	There have been no complaints in relation to noise. Furthermore monitoring to check compliance with noise targets occurred from May – August during noisy earthworks and piling.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
		Wood and Grieve report dated 12 June 2019 (for the May monitoring period) and 17 July for the June period	Noise levels were exceeded three times during the 16 day May monitoring period, the exceedances related to single short events and did not extend for a substantial period and the noise consultant indicated that the events would not have had a substantial effect on nearby receivers. The report did not recommend any change in construction practices. For the June monitoring period (17 July report). Three exceedances of noise were recorded and similarly the noise consultant indicated that the events would not have had a substantial effect on receivers. The report did not recommend any change in construction practices. The conclusion of both reports that the acoustic amenity surrounding the site was satisfactory	
C22	(a) Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Woods and Grieve May Noise monitoring report (Dated June 2019)	The May and June monitoring periods noted two exceedances of vibration but both were outside of the construction period The report noted that the vibration related to construction were all in accordance with the limits for the works. There has been no further vibration monitoring for this period.	C
C23	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	Interview with ADCO PM and PE	No Vibratory compactors have been used in this zone	NT
C24	The limits in conditions C22 and C23 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B25 of this consent.	CNVMSP	Noted – the CNVMSP uses the limits in C22 and C23.	C
C25	(a) Tree Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Site visit	There are trees within the hospital site but there are no street trees that could be impacted by the works	NT
	(c) (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Aboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 17 April 2018 and AS 4970-2009 Protection of Trees on Development sites; and	Site visit – photos Elke Aboricultural inspection report Dated 6 March 2020	Fencing is around the TPZ as noted in the site visit. The inspection by the Arborist in August 2019 confirmed that trees are being adequately protected. The site visit in August 2020 found that trees are protected. The 2020 Arborist report stated that the tree protection was intact and the trees in good health.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	<p>(d) (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.</p> <p>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.</p>	<p>Elke Aboricultural inspection report</p> <p>Dated 18 August 2019</p> <p>Elke Aboricultural inspection report Dated 6 March 2020</p>	<p>Elke Arborist undertook an inspection of the site and provided recommendations regarding the requirement to encroach into the TPZ adjacent to the boundary with Bowral Street in order to provide enough space to undertake the construction. The arborist advised that encroachment and some trimming could occur and would not be likely to affect the trees</p> <p>The 2020 Arborist report stated that the tree protection was intact and the trees in good health.</p>	C
C26	<p>Dust Minimisation</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>CEMP</p> <p>Interview with ADCO PM</p> <p>Site induction</p> <p>Weekly inspections (refer B13)</p>	<p>Dust management measures are included in the CEMP, as earthworks have been complete for sometime the main source of dust would be from concrete saw cutting. The site induction includes information on Dust management.</p> <p>Staff have indicated that dust has not been an issue and review of weekly inspection reports during the audit found that issues around dust were noted raised.</p> <p>There have been no complaints around dust.</p>	C
C27	<p>(a) During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p>	<p>Site visit</p> <p>CEMP</p> <p>Inspection checklist</p> <p>Staff interviews</p> <p>Water cart during earthworks</p>	<p>Exposed surfaces are required to be compacted as per the requirements of the CEMP. At the site visit there were very few exposed surfaces as the disturbed areas are now concreted. There was only a small amount of stockpiling at the time of the audit. The stockpile was found to be adequately protected.</p>	C
	<p>(b) (b) all trucks entering or leaving the site with loads have their loads covered;</p>	<p>Induction</p> <p>Site visit</p>	<p>The site visit noted loads were covered.</p> <p>The induction includes this requirement.</p>	C
	<p>(c) (c) trucks associated with the development do not track dirt onto the public road network;</p>	<p>Site visit</p> <p>Rumble grid</p>	<p>No evidence of mud tracking during site inspection.</p>	C
	<p>(d) (d) public roads used by these trucks are kept clean; and</p>	<p>Site visit</p> <p>Rumble grid</p>	<p>As above</p>	C
	<p>(e) (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site visit</p> <p>ESCP</p>	<p>Progressive stabilisation is occurring.</p>	C
C28	<p>Erosion and Sediment Control</p>	<p>Weekly inspection</p>	<p>The site visit noted sediment controls were in place including wheel washes and bags on drains (refer photos).</p>	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	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.			
C29	<p>(a) Imported Soil</p> <p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p>	Import register May – June 2019	<p>DGB material brought in from Licenced supplier (EPL number sighted). All imported material is subsequently tested by EIS to confirm that its in accordance with the EPA guidelines</p> <p>This audit found that no additional materials were imported to site.</p>	C
	(b) (b) keep accurate records of the volume and type of fill to be used; and	Import register	The audit reviewed the import register and found that it was up to date.	C
	(c) (c) make these records available to the Department or Certifying Authority upon request.	Import register Staff interviews	These have not been requested	NT
C30	<p>Disposal of Seepage and Stormwater</p> <p>Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.</p>	Interview with PM and PE	There has been no pumping of stormwater offsite.	NT
C31	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.</p>	CEMP	CEMP includes protocols for unexpected finds of any heritage material. None have occurred.	NT
C32	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>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.</p>	CEMP	CEMP includes protocols for unexpected finds of any heritage material. None have occurred.	NT
C33	<p>Waste Storage and Processing</p> <p>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.</p>	Site visit	Bingo are contracted to manage waste on site – bins and waste separation were noted on site.	C
C34	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Refer C37	Noted.	C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
C35	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.	Induction Site visit	This requirement is included in induction materials. The site visit did not note any uncovered vehicles. .	C
C36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site visit	Only concrete from the lines is washed on site into a tray and then into the bin for offsite recycling.	C
C37	Handling of 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.	Air monitoring results Truck logs EPL Asbestos clearance certificate	Three separate finds of asbestos have occurred – all pipes. None were found to be friable. Safework NSW were notified on the 7/5/19 for intended removal on the 12/5/19. P Clifton and associates were the Hygienist (Licence No. LAA000119 Jeffsan Excavation took the material to the licenced facility at Horsley Park Wallgrove road Asbestos clearance certificate on the 16 May 2019 from EIS showed that the site was safe and no visible evidence of further asbestos was noted. A further unexpected find occurred 10.12.2019. Airborne monitoring for asbestos fibre occurred and report received 12 December 2019. No measurable human health risk was noted in the report prepared by P Clifton & associates. Clearance certificate prepare by ESP 12 December 2019 NATA accreditation 3110 17 December 2019 – Clearance cert on 17 December following removal – Letter form P Clifton & associates Waste classification occurred for the excavated material and classified the waste as General Solid waste – Special waste asbestos (P Clifton & associates report dated 17 December 2019). The waste was disposed to a licenced facility as evidenced by tip dockets dated 11 Dec 2019)	C
C38	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 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.	Interviews with staff	There have been no incidents.	NT
C39	(a) 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 audit noted that the as a result of the first audit the Department was required to be notified in within seven days of the final audit report for the first audit (dated 23 September 2019) It is noted that DPIE were notified on the 30 October 2019.	NC

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	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.			
C40	Revisions of Strategies Plans or Programs Within the months of: (a) The Submission of a compliance report under condition B27; b) the submission of an incident report under condition C38; (c) the submission of an Independent Audit under condition C42; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, 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.	This audit	DPIE was notified of revisions to strategies on the 20 January 2020, which is within 3 months of the final audit report and HI responses to DPIE (30 October 2019) and MOD 1 15 November 2019. It is noted that a review should have also occurred and the Department notified within 3 months of the submission of the compliance report (dated 7/2/2020)	NC
C41	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measure to improve the environmental performance of the development.	Crown Certificate 2 and 3	As part of the CC documentation sent to the certifier the EMP is provided.	C
C42	Independent Environmental Audit No later than two months after the date notified for commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Email dated 8 August 2019	The Audit program was provided to DPIE on the 8 August 2019 and notification of construction commencement was on the 2 April 2019. Therefore the provision of the program to the Department was later than two months after construction commencement.	NC from audit #1
C43	(a) 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 C38 of this consent; and	This audit.	The first audit was required to be undertaken within 20 weeks of the commencement of construction and works commenced on the 2.4.19, therefore the audit has been undertaken outside of the 20 week time frame. The second independent audit was required to be undertaken within 52 weeks of the first audit. As the second audit was undertaken in August 2020, the second audit complied with this requirement.	NC from audit #1 Audit 2 C
	(b) (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	This audit	This audit has been prepared with reference to the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). However it is not appropriate for an auditor to audit their own work.	.C

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
C44	(a) 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 C42(a) of this consent;	HI Audit #1 response report (23 October 2019)	HI reviewed and responded to the first audit in a report dated 23 October 2019.	C
	(b) (b) submit the response to the Department and the Certifying Authority; and	Email HI to DPIE dated 30 October 2019	The audit and response document was provided to DPIE on the 30 October 2019	C
	(c) (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.	Project website Email dated 4 March 2020	The audit report is available on the website however it is noted that this was not undertaken with the 60 day time period as required by the condition. The audit report was provided to DPIE on the 30 th October 2019, and the report was made publicly available on the 4 March 2020.	NC
C45	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 be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Noted		NT
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
D1	Notification of Occupation The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			NT
D2	External Walls and Cladding Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			NT
D3	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.			NT
D4	(a) Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			NT
	(b) (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.			
D5	<p>(a) Post-construction Dilapidation Report</p> <p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</p>			NT
	<p>(b) b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:</p> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p>			NT
	(c) c) to be forwarded to Council.			NT
D6	<p>Utilities and Services</p> <p>Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>			NT
D7	<p>Works as Executed Plans</p> <p>Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.</p>			NT
D8	<p>Operational Management Plan (Safety and Security)</p> <p>Upon completion of all construction works, the Applicant must prepare an Operational Management Plan (OMP) for the site. The plan must: (a) be prepared in consultation with relevant stakeholders of Bowral and District Hospital; and (b) include measures to ensure all wayfinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the hospital campus.</p>			NT
D9	The OMP required by condition D8 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.			NT
D10	(a) Green Travel Plan			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	Prior to occupation of the Building, a Green Travel Plan (GTP) must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;			
	(b) (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;			NT
	(c) (c) include specific tools and actions to help achieve the objectives and mode share targets;			NT
	(d) (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and			NT
	(e) (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from the hospital campus.			NT
D11	(a) Heritage Interpretation Plan The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council;			NT
	(b) (b) be submitted to the Certifying Authority, Planning Secretary and Council prior to the commencement of operation of the Acute Services Building;			NT
	(c) (c) include provision for naming elements within the development that acknowledges the site's heritage; and			NT
	(d) (d) incorporates interpretive information in to the landscape design for the site.			NT
D12	The Applicant must: (a) not commence operation of the Building until the Heritage Interpretation Plan is submitted to the Certifying Authority; and (b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority.			NT
D13	(a) Mechanical Ventilation			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA;			
	(b) (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;			NT
	(c) (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.			NT
D14	Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.			NT
D15	Fire Safety Certification Prior to the final occupation of the Acute Services Building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building			NT
D16	(a) Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and			NT
	(b) (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.			NT
D17	Compliance with Food Code Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to commencement of use.			NT
D18	(a) Stormwater Quality Management Plan			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	Upon competition of all construction works, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the Certifying Authority to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices;			
	(b) (b) record and reporting details;			NT
	(c) (c) relevant contact information; and			NT
	(d) (d) Work Health and Safety and WaterNSW requirements.			NT
D19	Rainwater Harvesting A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon competition of all construction work			NT
D20	Warm Water Systems and Cooling Systems The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Certificate of Design – Mechanical	Certificate of Design – Mechanical issued by Wood and grievie Engineers on 15 march 2019 confirms that warm water systems and water cooling systems comply with AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	C
D21	Signage Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.			NT
D22	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas upon completion of all construction works.			NT
D23	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site upon completion of all construction works			NT
D24	(a) Operational Waste Management Plan Prior to the commencement of operation of the Building, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;			NT
	(b) (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste)			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);			
	(c) (c) detail the materials to be reused or recycled, either on or off site; and			NT
	(d) (d) include the Management and Mitigation Measures included in the EIS and RTS.			NT
D25	<p>(a) Landscaping</p> <p>Upon completion of all construction works, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <p>(a) be generally in accordance with the Landscape Concept prepared by Site Image Landscape Architects, dated 20 November 2018;</p>			NT
	(b) (b) detail the species to be planted on-site;			NT
	(c) (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works;			NT
	(d) (d) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RTS; and			NT
	(e) (e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.			NT
D26	The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority. D32. The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D25			NT
D27	The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D25			NT
D28	<p>Tree replacement</p> <p>The site is to accommodate 42 replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres. The selection of tree species and location is to be in consultation with Council.</p>			NT
D29	Any plaques on trees that have been removed are to be replaced and reinstated.			NT
D30	<p>Outdoor Lighting</p> <p>The Applicant must ensure the installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia,</p>			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			
D31	(a) Parking spaces The following parking spaces are required to be made available on-site prior to occupation: (a) 198 car parking spaces, including 10 accessible spaces		Noted.	NT
	(b) (b) 10 bicycle car parking spaces			NT
PART E Post Occupation				
E1	(a) Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and			NT
	(b) (b) operated in a proper and efficient manner.			NT
E2	Community Communication Strategy The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			NT
E3	Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.			NT
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers			NT
E5	Unobstructed Driveways and Parking Areas			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
E6	Green Travel Plan The Green Travel Plan required by condition D10 of this consent must be reviewed and updated on an annual basis. The review must consider the performance of the Plan against the specified targets and specify additional measures where required for implementation.			NT
E7	(a) Lighting The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			NT
	(b) (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			NT
E8	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			NT
E9	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development.			NT
E10	(a) Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and			NT
	(b) (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.			NT
E11	In the event of an inconsistency between the requirements of condition E10(a) and E10(b), the most stringent requirement must prevail to the extent of the inconsistency.			NT
E12	(a) Dangerous Goods Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(a) all relevant Australian Standards;			
	(b) (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and			NT
	(c) (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).			NT
E13	In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency			NT
E14	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.			NT
E15	Bunding The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).			NT
E16	Outdoor Lighting Notwithstanding condition D33, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			NT
APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C34 or, having given such notification, subsequently forms the view that an incident has not occurred.			NT
2	(a) Written notification of an incident must: a. identify the development and application number;			NT
	(b) b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			NT

Condition No.	Condition	Evidence to check compliance	Independent Audit Findings and Recommendations	Status
	(c) c. identify how the incident was detected;			NT
	(d) d. identify when the applicant became aware of the incident;			NT
	(e) e. identify any actual or potential non-compliance with conditions of consent;			NT
	(f) f. describe what immediate steps were taken in relation to the incident;			NT
	(g) g. identify further action(s) that will be taken in relation to the incident; and			NT
	(h) h. identify a project contact for further communication regarding the incident.			NT
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			NT
4	(a) The Incident Report must include: a. a summary of the incident;			NT
	(b) b. outcomes of an incident investigation, including identification of the cause of the incident;			NT
	(c) c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			NT
	(d) d. details of any communication with other stakeholders regarding the incident.			NT

Appendix B: **DPE Auditor Agreement Letter**



Contact: Georgia Dragicevic
Phone: 4247 1852
Fax: 4224 9470
Email: Georgia.Dragicevic@planning.nsw.gov.au

Ms Claire Muir
Planning Advisor
Health Infrastructure
PO Box 1060
NORTH SYDNEY NSW 2059

Email to: Claire Muir at claire.muir@health.nsw.gov.au

23 April 2019

Dear Ms Muir

**Bowral and District Hospital Redevelopment (SSD 8980)
Independent Auditor**

I refer to your email letter dated 17 April 2019, seeking the agreement of the Planning Secretary of the Department of Planning and Environment ("the Department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Bowral and District Hospital Redevelopment Project ("the Project").

In accordance with Condition C43 and the *Independent Audit Post Approvals Requirements (June 2018)*, the Planning Secretary has agreed to Ms Natascha Arens as the Auditor for the Project.

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

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

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

Yours sincerely

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

Appendix C: **Consultation with Agencies**

From: [Georgia Dragicevic](#)
To: [Natascha Arens](#)
Cc: [Katrina O'Reilly](#)
Subject: RE: Bowral Hospital redevelopment SSD 8980
Date: Tuesday, 4 August 2020 8:30:11 PM
Attachments: [image001.png](#)

Hi Natascha,

Thank you for consulting on the IEAR. We'd like you to focus on the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management.

Kind Regards,
Georgia

From: Natascha Arens <natascha.a@nghconsulting.com.au>
Sent: Tuesday, 28 July 2020 3:00 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Bowral Hospital redevelopment SSD 8980


I will be undertaking the second independent audit of the Bowral Hospital redevelopment (SSD 8980) in early August. The audit will check compliance with all conditions relevant to the stage of works. In accordance with the Post Approval Independent Audit Guidelines I am inviting agency comment prior to the audit. Is there any particular area or condition that the department would like this audit to explore?

Kind regards
Natascha

NATASCHA ARENS
DIRECTOR
CEnvP, MEIANZ, BAppSc,



Appendix D: **Declaration**

Project Name	Bowral & District Hospital Redevelopment	
Consent No.	SSD 8980	
Description of Project	Construction of a new four-storey building including inpatient care and a new Emergency Department	
Project Address	97-103 Bowral Street, Bowral (Lot 4 DP 858938)	
Proponent	Heath Infrastructure	
Construction contractor	ADCO Constructions	
Title of Audit	Independent Audit	
Date	Site audit 4 August 2020	
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; 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 audit, or by relationship as spouse, partner, sibling, parent, or child; I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; 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. <p>Notes:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</p> <p>b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)</p>		
Name of Auditor	Natascha Arens	
Signature	21/8/2020	
Qualification	B App Science, MBEM, Certified Environmental Auditor.	
Email Address	natascha.a@nghconsulting.com.au	
Company	NGH Pty Ltd	
Company Address	18/21 Mary Street, Surry Hills NSW 2010	

Appendix E: **Site Inspection Photos**



Plate 1: Notice board showing traffic control plan, site layout, safety and other site information



Plate 2 and 3: Washboxes for paint and other items that separates solids and recycles water



Plate 4: Tree Protection Zone



Plate 5: Coir log for sediment control and spill kit



Plate 6 and 7: Internal photos showing near complete fit out



Plate 8: Gated Entry point with Coir log for sediment control



Plate 9: Site notification board