

Compliance Report
Construction Compliance Report

Applicant
NSW Health Infrastructure

Project Manager
Johnstaff Projects (NSW) Pty Ltd

Contractor
Roberts Pizzarotti (NSW) Pty
Limited

SSD 9036
Construction Compliance Report #2
Construction Compliance Report – Concord Hospital
Redevelopment Stage 1





Document Control

Document Title:	Construction Compliance Report Concord Hospital Redevelopment Stage 1	Copies and Distribution:
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Revision:	1	Rachel Mitchell, Health Infrastructure
Date of Issue:	1/12/2020	Marc Carneiro, Johnstaff
File No:	NSW170_14.5_2000309 Construction Compliance Report V1	Jim Stavropoulos, Roberts Pizzarotti
Server Location:	\\granite.johnstaff.lan\public\Projects\NSW\NSW170 HI Concord\14. SSD\14.5 Delivery\Condition B47 - Compliance Reporting\Compliance Report #2	



Compliance Report Declaration Form

Compliance Report Declaration Form

Project Name	Concord Hospital Redevelopment
Project Application Number	SSD 9036
Description of Project	Construction of the proposed Clinical Services Building (44,000sqm GFA) and the construction of a multi-storey car park located to the north of Hospital Road
Project Address	1H Hospital Road, Concord West, NSW
Proponent	NSW Health Infrastructure
Title of Compliance Report	Construction Compliance Report – Concord Hospital Redevelopment Stage 1
Date	01 December 2020

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer

Title

Signature

Qualification

Company

Company Address



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1. Introduction

1.1. Project Details

Project Name	Concord Hospital Redevelopment Stage 1
Consent Number	State Significant Development Approval SSD 9036
Project Address	1H Hospital Road, Concord West (Lot 20 DP 1139098, Lot 1 DP 455866, Lot 2 DP 535257, Lot 117 DP 752023, Lot 1 DP 166721, Lot 7310 DP 1159928, Lot 2 DP 231732 and untitled lot, southern end of the site adjacent to the Parramatta River)
Project Phase	Construction
Compliance Reporting Period	Construction – During Construction Phase

1.2. Purpose of the report

This Construction Compliance Report has been prepared to address the requirements for the Concord Hospital Redevelopment Project Condition of Consent B47 – Compliance Reporting.

State Significant Development Condition of Consent B47, states that:

“Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done”.

2. Project Description

In June 2017 the NSW Government announced \$341.2 million in funding to deliver the Concord Hospital Redevelopment Stage 1. This project will build on the hospital’s history and architectural significance to deliver a new clinical service building increasing inpatient and outpatient capacity and:

- Rusty Priest Centre for Rehabilitation and Aged Care – including ambulatory clinics, assessment and therapy areas, rehab gyms and psychogeriatric medicine.
- Comprehensive cancer centre – additional capacity for day and inpatient oncology services.
- Australia’s first National Centre for Veterans’ Healthcare to support the health and wellbeing of veterans’ and their families.

The new clinical services building is scheduled to open in late 2021 and will provide 214 beds, 59 outpatient consult rooms and 48 infusion chairs across the seven level building with linkages to the main hospital multi-block. This will increase the hospital’s capacity for aged care and cancer services (excluding asset replacement) by 111 beds, 29 consult rooms and 13 oncology chairs. The development will also include the construction of a temporary 300 space on grade car park and a new five storey car park accommodating 590 parking spaces.

The Concord Repatriation General Hospital Redevelopment, SSD 9036 was approved on 28 February 2019. The following scope of works was approved as part of that determination:

- Stage 1 Development
 - demolition of buildings and structures



- new 44,000sqm, six storey Clinical Services Building
- new five storey car park accommodating 590 cars
- temporary 300 space on-grade car park
- landscaping
- Stage 2 Concept:
 - New 38,000sqm, eight storey Acute Services Building
 - New five storey car park for approximately 520 cars

3. Approval Documentation

The documentation relevant to this Construction Compliance Report is State Significant Development Approval SSD 9036.

Modification 5 was approved on 21 September 2020 to enable the insertion of a staging conditions to enable construction works to occur concurrently across stages.

4. Key Project Personnel

The following are the key personnel on the project:

Organisation	Position	Representative	Contact Details
Health Infrastructure (Principal)	Project Director	Matthew Malone	0434 609 853
Johnstaff Projects (Project Manager)	Project Manager	Matt Inch	0467 362 871
Roberts Pizzarotti (Contractor)	Project Manager	Jim Stavropoulos	0417 258 217
Aquas (Environmental Auditor)	Independent Auditor	Annabel Tungol	0438 850 943

5. Reporting Post Approval Requirements

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements (Department 2018) sets out the minimum requirements to be met when preparing Compliance Reports pursuant to conditions of consent. These requirements apply to State significant projects where compliance monitoring and reporting in accordance with this document is required by the conditions of consent.

The compliance reports applicable to SSD 9036 and minimum frequency for submitting Compliance Reports is set out in the following table.

This Report second Construction Compliance Report for the project (highlighted below).



Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Compliance Monitoring and Reporting Program	Commencement of development	No later than two (2) weeks before the date notified for the commencement of construction (CoC B35)	Single report	Yes
Pre-Construction Compliance Report	Pre-Construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report only	Yes
Construction Compliance Report	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction	Yes
Pre-Operational Compliance Report	Pre-Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report only	Yes
Operational Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation	Yes
Post-Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Single report only	No

5.1. Periodic Compliance Review

The Project Manager (Johnstaff Projects) undertakes regular compliance activities such as inspections, observations and monitoring of the SSD conditions. Johnstaff report to NSW Health Infrastructure on compliance with the Conditions of Consent in accordance with Compliance Reporting Post Approval Requirements (Department 2018).

5.2. Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period will be described using the relevant descriptors below:



- Compliant: The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
- Non-compliant: The proponent has identified a non-compliance with one or more elements of the requirement.
- Not triggered: A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

6. Report Findings

This report section provides an overview of the project’s compliance status for the Construction phase of the project. A detailed review of the project’s compliance is provided in Appendix B.

6.1. Compliance Performance

A summary of the project’s compliance performance is provided in the following table.

SSD Category	Total no.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A – Administrative	25	17	1	7
Part B - Prior to Commencement of Construction	48	33	0	15
Part C - During Construction	43	33	1	9
Total	116	83	2	31

6.2. Non-compliances

The following non-compliances that occurred during the reporting period are presented in the following table.

Finding No.	Condition of Consent ID and Requirement	Finding and Recommendation	Corrective Action Taken
Non-Compliance-01	<p>A2. Terms Of Consent The development may only be carried out:</p> <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally, in accordance with the EIS and Response to Submissions; in accordance with the approved plans below: <ul style="list-style-type: none"> - Architectural drawings prepared by Jacobs - Multistorey Car Park - Landscape Design Development Plans prepared by Site Image Landscape Architects - DD Concept Plan prepared by Jacobs - Wayfinding Signage prepared by Minale Tattersfield / Jacobs 	<p>Non-compliance against this condition was raised on the following basis:</p> <ol style="list-style-type: none"> Non-compliance against condition of consent C36. <p>Recommendation: Address the non-compliances against conditions C36.</p>	<p>Complete</p> <p>Non-Compliance against condition C36 was addressed through the comments noted in Non-Compliance 02 below.</p>
Non-Compliance-02	<p>C36. Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au</p>	<p>The Department was not notified in writing within seven days after the</p>	<p>Complete</p>



	<p>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>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>proponent became aware of the non-compliances raised during the last Independent Environmental Audit, per Audit Report of 26 March 2020.</p> <p>Recommendation: Ensure that the Department is notified in writing to compliance@planning.nsw.gov.au within seven days after the proponent becomes aware of any non-compliance (including non-compliances raised during this audit).</p>	<p>DPIE were notified of the non-conformance within seven days of the final audit report being received. This was lodged on the 30th September 2020</p> <p>DPIE responded on 19th October 2020 and requested that the non-conformance be issued separately from the audit report. This was revised and resubmitted to DPIE on the 19th October 2020.</p>
<p>Opportunity for Improvement-01</p>	<p>A19 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> <ol style="list-style-type: none"> i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; 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; 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; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>The information posted in the website is not easy to navigate and, in some cases, specific documents are hard to identify.</p> <p>Recommendation: It is suggested that the website information can be presented in a more orderly way. It was noted post-audit that the website has already been updated and substantially improved.</p>	<p>Complete.</p> <p>The project website format has been updated to allow for easier navigation to any related project documents.</p>



6.3. Previous Report Actions

The following items were closed from the Previous Construction Compliance Report.

Finding No.	Condition of Consent ID and Requirement	Finding and Recommendation	Corrective Action Taken
<p>Non-Compliance-01</p>	<p>A19. Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> the documents referred to in condition A2 of this consent; i. all current statutory approvals for the development; ii. all approved strategies, plans and programs required under the conditions of this consent; iii. 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; iv. 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; v. a summary of the current stage and progress of the development; vi. contact details to enquire about the development or to make a complaint; vii. a complaints register, updated monthly; viii. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; ix. any other matter required by the Planning Secretary; and 	<p>Not all information or documents required to be available were uploaded in a public website.</p>	<p>All the Information required by Condition A19 was now posted on the website http://concordredevelopment.health.nsw.gov.au/community/documents.</p>



	(b) keep such information up to date, to the satisfaction of the Planning Secretary.		
Non-Compliance-02	<p>A2. Terms Of Consent. The development may only be carried out:</p> <ul style="list-style-type: none"> e. in compliance with the conditions of this consent; f. in accordance with all written directions of the Planning Secretary; g. generally in accordance with the EIS and Response to Submissions; h. in accordance with the approved plans below: <ul style="list-style-type: none"> - Architectural drawings prepared by Jacobs - Multistorey Car Park - Landscape Design Development Plans prepared by Site Image Landscape Architects - DD Concept Plan prepared by Jacobs - Wayfinding Signage prepared by Minale Tattersfield / Jacobs 	<p>Non-compliance against this condition was raised on the following basis:</p> <ul style="list-style-type: none"> a. Non-compliance against conditions of consent A19 and C25; and c. The EIS recommended mitigation measures were not defined in the CEMP. 	<ul style="list-style-type: none"> a. Findings against conditions A19 and C25 were closed. c. Recent review of the CEMP covers the EIS mitigation measures not previously included.
Non-Compliance-03	<p>C25. Erosion and Sediment Control</p>	<p>The erosion and sediment controls at Gate 2 were not effectively implemented, sediment laden water was noted leaving the site at Gate 2 at a time of the audit when it was raining.</p>	<p>The non-conformance was rectified immediately on the day. Additional check dams/ sandbags were installed upgradient of the Gate 2 as corrective action. Extra controls were implemented around the stormwater pits, i.e. they were covered with geofabric that would eventually filter the sediments.</p>

6.4. Incidents

A summary of incidents recorded for this reporting period are provided in the following table.

Date	Incident Details	Notifiable	Follow-up Actions Taken	Status
	Nil			

Total for period: 0

Total closed: 0

Total open: 0



6.5. Complaints

A summary of complaints recorded for this reporting period are provided in the following table.

Date of Complaint	Complaint Type	Complainant	Nature of Complaint	Remedial Action Undertaken	Complaint Status
15/01/2020	Traffic Management	Client	Concrete Delivery trucks were not using specified route outlined in Traffic Control Plan	Discussed at prestart meeting Site Manager met with representative on site as well as contractor on the day	Closed
27/07/2020	Noise and Site Management	Client	Contractors without PPE and Loud Music	Site Wide Toolbox talk with workers	Closed

Total for period: 2

Total closed: 2

Total open: 0



Appendix A –Conditions of Consent Reporting



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.0			SCHEDULE 3: PART A - ADMINISTRATIVE CONDITIONS			
1.1	A A1	1-6	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	A site inspection was conducted, and environmental controls observed were generally well implemented, e.g. site signage, noise and vibration monitoring, tree protection, erosion & sedimentation, dust suppression, traffic and waste management, etc. Controls were validated with records of the operation, as noted in the review of SSD conditions in this report.		Compliant
1.2	A A2	1-6	Terms of Consent The development may only be carried out:	Previous audit Non-Compliance NC-01 (Audit Report of 26 March 2020) is closed. Not all conditions of consent were compliant.	Non-Compliance NC-01: Non-compliance against this condition is raised on the following basis: a. Non-compliance against condition of consent C36. Recommendation: Address the non-compliance against condition C36.	Non-Compliant
1.3	A A2 (a)	in compliance with the conditions of this consent;				
1.4	A A2 (b)	in accordance with all written directions of the Planning Secretary;				
1.5	A A2 (c)	generally in accordance with the EIS and Response to Submissions;				
1.6	A A2 (d)	generally in accordance with the Concord Hospital Redevelopment Statement of Environmental Effects Section 4.55 (1A) Modification Application and accompanying documents prepared by Architectus, dated 4 March 2020; and				
1.7	A A2 (e)	in accordance with the approved plans below: <ul style="list-style-type: none"> - Architectural drawings prepared by Jacobs - Multistorey Car Park - Landscape Design Development Plans prepared by Site Image Landscape Architects - DD Concept Plan prepared by Jacobs - Wayfinding Signage prepared by Minale Tattersfield / Jacobs 				



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.8	A A3	1-6	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No changes were noted since the previous audit in March 2020. No directions to the applicant have been received by the Planning Secretary.		Not Triggered
1.9	A A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and				
1.10	A A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a) above.				
1.11	A A4	1-6	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	There have been modifications to the SSD to adjust minor design changes and address some inconsistencies. However, no inconsistency, ambiguity or conflict has been identified with any of the documents listed in condition A2(c) and A2(d).		Not Triggered
1.12	A A5	1-6	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Date of Consent: 28/02/2019; expiration date would be 28/02/2024 – but the works have already commenced.		Not Triggered
1.13	A A6	1-6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation, i.e. <i>P6, Dv8A: C198 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989;</i> <i>98A Erection of signs</i> <i>98B Notification of Home Building Act 1989 requirements</i> <i>98C Conditions relating to entertainment venues</i> <i>98D Condition relating to maximum capacity signage</i> <i>98E Condition relating to shoring and adequacy of adjoining property.</i>	CC1 – Approval – Letter of Certification of N Moit & Sons (NSW) Pty Ltd Contractor's Certification Demolition Works 9 April 2019. CC1 and CC2 – Approval – Structural Design Certificate for Crown Certificate 2 dated 11 July 2019 for Concord Hospital Redevelopment Works. In addition, signage with project information was posted at different locations outside the site.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.14	A A7	1-6	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes between the Applicant and a public authority had occurred to the date of the audit.		Not Triggered
1.15	A A8	1-6	Long Service Levy For work costing \$25,000 or more, a Long Service levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	<ul style="list-style-type: none"> - Instalment No 9000726, dated 23 April 2019 - Levy Payable \$692,814, Value of Work \$197,946,895 Long Service Corporation, Council – Health Infrastructure for Concord West Hospital Redevelopment. - Levy Receipt - 00377775 - 23 April 2019 1st payment of \$204, 271.00 - Second payment has been made – sighted levy receipt 19/9/19 for \$162,849 Receipt No. 0039748. - Third payment 30/3/20 Levy receipt 00420040 for \$162,847 		Compliant
1.16	A A9	1-6	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notice received to date.		Not Triggered
1.17	A A10	1-6	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	Communications happen via Aconex, e.g. consultation about Management Plans. The EMP and CTMP were sent to Canada Bay Council on 25/03/2019 and RMS for consultation (per conditions B29, B42). No response received from Council and RMS at the time of the audit. Sighted examples for other conditions, e.g.		Compliant
1.18	A A10 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and				
1.19	A A10 (b)	provide details of the consultation undertaken including:				
1.20	A A10 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and				



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.21	A A10 (b) (ii)		details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> - Relevant owner/ provider of services – Protection of public infrastructure (dilap) – e.g. Canada Bay – refer Condition B5(a). - Sydney Water - wastewater servicing-discussions with the water coordinator (appointed by RP) still ongoing – refer Condition B18. - Council (Canada Bay) consulted for CSWMP – refer Condition B32(a). - Council consulted for Stormwater Management – refer Condition B33(i). 		
1.22	A A11	1-6	<p>Staging, Combining and Updating Strategies, Plans and Programs</p> <p>With the approval of the Planning Secretary, the Applicant may:</p>	<p>Presented Staging Report for Concord Hospital Redevelopment Stage 1 Rev. 3, dated 07/02/2020 by Wolfpeak.</p> <p>Sighted email from no-reply@majorprojects.planning.nsw.gov.au dated 12/02/2020 acknowledging receipt of Report submission with subject "Concord Hospital Concept Proposal & Stage 1 - Post Approval Document Received - (SSD-9036-PA-3)".</p> <p>There have been no changes in the staging report.</p>		Compliant
1.23	A A11 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);				
1.24	A A11 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and				
1.25	A A11 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).				



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.26	A A12	1-6	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Staging Report was prepared and submitted to DPIE – Sighted letter from DPIE to HI, dated 28/02/2020, with approval of the Staging Report.		Compliant
1.27	A A13	1-6	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Plans were updated, e.g. sighted RP Environmental Management Plan Rev. 11 of 18/08/2020.		Compliant
1.28	A A14	1	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Approval in CC1. Sighted Letter of Certification by N Moit & Sons (NSW) Pty Ltd, Contractor's Certification Demolition Works 9 April 2019. No further demolition.		Compliant
1.29	A A15	1-6	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Approval in CC1 and CC2. Sighted Structural Design Certificate for Crown Certificate 2 dated 11 July 2019 for Concord Hospital Redevelopment Works. For Stage CC4a sighted: – TTW letter of 30 April 19 certifying main structural works for CC4a – Axis 16/12/19 Medical Gas services – drawings For stage CC6: – TTW letter of 13/5/2020 certifying structural design for CC6. includes reference to the relevant drawings		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.30	A A16	6	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	This will be part of CC6. Link to CC6 is linked to planning modification submitted to Johnstaff. New evidence: Sighted TTW letter of 14/05/2020 SSD9036 Crown Certificate CC6 – Façade cladding. This would be part of the CC6 by Mackenzie Group. Sighted Building Certification for Crown Building Work Cert. No. 20/124467-9. This is for Stage 6 – Façade only (CC6).		Not Triggered
1.31	A A17	1-6	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. 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.	Guidelines such as BCA and Australian Standards requirements are included in the design certificate reports. No directions received from the Planning Secretary regarding updated or revised document versions.		Not triggered
1.32	A A18	1-6	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.	Monitoring and environmental auditing carried out as required by SSD 9036, e.g. refer to Conditions: – B30 & C20 regarding noise and vibration monitoring; – B47 regarding compliance reporting; – B6 regarding Audit of remedial works; – C9 regarding site inspections to monitor implementation of Management Plans;		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	- C39 & C40 regarding independent environmental audits.		
1.33	A A19	1-6	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Previous audit Non-Compliance NC-02 (Audit Report of 26 March 2020) is closed.	Opportunity for Improvement OFI-01: The information posted in the website is not easy to navigate and in some cases specific documents are hard to identify. It is suggested that the website information can be presented in a more orderly way.	Compliant
1.34	A A19 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	Information was available at: http://concordredevelopment.health.nsw.gov.au/community/documents , and https://www.planningportal.nsw.gov.au/major-projects/project/9766 .			
1.35	A A19 (a) (i)	the documents referred to in condition A2 of this consent;	Sighted SSD 9036 and modifications, Approved Stamped Plans (SSD-9036), Concord Repatriation Hospital (Concept Stage 1) Assessment Mod 1, April 2019, etc.			
1.36	A A19 (a) (ii)	all current statutory approvals for the development;	The signed SSD 9036 and modifications were posted on the website, including the approved Staging Report.			
1.37	A A19 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	CEMP Rev. 11, Community Communications Strategy of April 2019, Independent Audit Program 27/06/19 were posted.			
1.38	A A19 (a) (iv)	regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	Reports of environmental performance were posted, e.g. Pre-Construction Compliance			



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.39	A A19 (a) (v)		a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Report 17/04/19, Construction Compliance Report 12/11/19. Monitoring results such as noise and vibration monitoring not posted; the proponent noted that these are not considered of public interest, except for the Hospital. The hospital receives periodic reports that include these monitoring results.		
1.40	A A19 (a) (vi)		a summary of the current stage and progress of the development;	Some information found in the Concord Hospital Development page, under news and updates.		
1.41	A A19 (a) (vii)		contact details to enquire about the development or to make a complaint;	Details included in the “Contact Us” section		
1.42	A A19 (a) (viii)		a complaints register, updated monthly;	Complaints Register published, including 14 complaints. The latest complaint was recorded on 27/07/20.		
1.43	A A19 (a) (ix)		audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report;	Independent Environmental Audit Reports and Response to the Independent Audit findings and recommendations are published.		
1.44	A A19 (a) (x)		any other matter required by the Planning Secretary; and	Other documents were posted, mostly related to modifications in the conditions of consent		
1.45	A A19 (b)		keep such information up to date, to the satisfaction of the Planning Secretary.	Published information was up to date.		
1.46	A A20	1-6	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Induction program, which all employees have to undertake, includes reference to the SSD Conditions, and the induction goes through elements of the conditions.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.47	A A21	1-6	<p>Staging The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.</p>	<p>Sighted Staging Report Rev. 3 dated 7/02/2020 prepared by Wolfpeak.</p> <p>Sighted email from no-reply@majorprojects.planning.nsw.gov.au dated 12/02/2020 acknowledging receipt of Report submission with subject "Concord Hospital Concept Proposal & Stage 1 – Post Approval Document Received – (SSD-9036-PA-3)" – via the Planning Major Projects Portal.</p> <p>Sighted letter from DPIE (D. Gibson) to HI, dated 28/02/2020, subject "Concord Repatriation General Hospital Redevelopment Stage 1 (SSD 9036) – Approval of Staging Report" with approval of the Staging Report.</p>		Compliant
1.48	A A22 (a)	1-6	<p>A Staging Report prepared in accordance with condition A21 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p>	<p>Details of how the project will be staged and timing are described in the Staging Report (see above).</p> <p>There was involvement of the certifier through the process.</p> <p>Noted that the correspondence of staging report with crown certificates meant that they had to make some changes, e.g. CC1 & CC2 – no change CC3 – CC5 changed to mirror stages 3, 4a, 4b, 5 and 6.</p> <p>Sighted the following: – CC4a has been issued. 2/4/2020. – Sighted CC6 for façade, windows louvers.</p> <p>Future CCs: Working on CC5, external works, signage and landscaping. This will be reviewed in the next</p>		Compliant



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



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.1	B B1	1-6	<p>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.</p>	<p>Sighted 17 April 2019 email to DPE regarding the notification of commencement and submission of Community Communication Strategy (B21). Stage 1A Site Possession from AWE Enabling Works started 30 April 2019.</p> <p>Contractor has a Mackenzie Group RP Checklist for follow up of conditions.</p> <p>Sighted application form for CC4a.</p> <p>Letter of notification of 04/06/20 to Johnstaff with commencement advised to start on 12/6/2020. Sent to Johnstaff on 10/6/2020 via Aconex. Sighted email trail between DPIE and HI (R. Mitchell), Fri 12/6/2020. Acknowledged by DPIE on same date.</p> <p>Sighted letter of 12/06/20 with notification of commencement of Stage 6 on Wed. 17 June 2020. This was sent to Johnstaff via Aconex on the same day. Sighted email trail between DPIE and HI (R. Mitchell), Fri 12/6/2020. Acknowledged by DPIE on same date.</p>		Compliant
2.2	B B2	1-6	<p>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.</p>	<p>CC1 and CC2 were submitted to Certifying Authority.</p> <p>RP submitted the certified plans documents to HI through Aconex communication dated 18/04/2019.</p> <p>RP letter to Certifying Authority for CC1 works dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4.</p> <p>Crown Certificate Plans, dilapidation survey & report & EMP were submitted to DPIE on 24 April 2019.</p>		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating	
				<p>RP has a set of all the Plans in a One-Drive folder that is accessible by the Certifier.</p> <p>Certified plans are included in the Crown Certificates for each stage, e.g. Building Certification for Crown Building Work Certificates No. 19/124467-3 of 26/04/19, 19/124467-4 of 13/08/19, 19/124467-5 of 08/11/19, 20/124467-7 of 02/04/2020.</p>			
2.3	B	B3	1-6	<p>Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: the relevant clauses of the BCA; and this development consent.</p>	<p>Sighted:</p> <ul style="list-style-type: none"> - 190322-CC1 Structural Drawings.pdf - 190401 Structural Design Certificate – Main Works CC1.pdf - 190418-Concord RP CC1 Statement of Compliance Rev 4.pdf <p>Included as part of CC3 No. 19/124467-3 of 26/04/19 – Attachment 11.</p> <p>Sighted letter from TTW dated 17/09/19 certifying they prepared structural design at CC3 stage.</p> <p>Has also an internal checklist with ‘dialogue’ between RP and certifier – sighted.</p>	Compliant	
2.4	B	B3 (a)					
2.5	B	B3 (b)					
2.6	B	B4	6	<p>External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning</p>	<p>Refer to Condition A16.</p> <p>The letter from TTW to the Certifier (SSD9036 Crown Certificate CC6 – Façade cladding, dated 14/05/2020) certifies that the materials meet the requirements.</p> <p>e.g. Kingspan – insulated panels – letter 26/9/2019. Certifies that the product meets the requirements of National code of construction.</p> <p>Documentation was sent by HI to the DPIE per email titled “Concord Hospital SSD 9036</p>		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Secretary within seven days after the Certifying Authority accepts it.	Condition B4 documents” on 18/06/2020. The body of the email notes that the Certifiers’ letter regarding condition B4 was received on 17/06/2020.		
2.7	B	B5	1 & 5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:		Compliant
2.8	B	B5 (a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to diversion, protection and support of the affected infrastructure;	Sighted letter of consultation with Canada Bay Council and email dated 18/04/19.		
2.9	B	B5 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation reports emailed to Canada Bay on 18 April 2019.		
2.10	B	B5 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Dilapidation reports submitted to DPE on 24 April 2019.		
2.11	B	B6	1	Site Contamination investigation Following the demolition of any existing structures, parking infrastructure, and underground utilities, a further detailed investigation must be undertaken of soil and groundwater contamination within the footprint of those structures, that infrastructure and those utilities prior to undertaking any site preparation, bulk earthworks or construction.	RP noted that early works, including remediation activities at the site, were conducted by a different contractor prior to RP occupation of the site. These works were not covered by this development consent. However, RP noted unexpected finds of asbestos during bulk earthworks and were dealt with accordingly. Records presented included: <ul style="list-style-type: none"> - Asbestos Sample Analysis Report dated 19 August 2019 conducted by EI Australia. An exclusion zone was installed around the contaminated area. - Soil classification SP5, SP6, SP7 and SP8 by EI Australia dated 02 July 2019 – General Solid Waste/Asbestos Waste. 	Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>Sighted “Site Audit Statement” by NSW EPA audit – James Davis dated 5/03/2020.</p> <p>New evidence (25/08/20):</p> <ul style="list-style-type: none"> - Has conducted contamination investigation in the helipad area. Sighted report from EI Australia dated 30/6/2020, with all the data and analysis. The outcome of the report is that there is mainly asbestos. The site is already being prepared for the works. <p>Presented Occupational Health & Hygiene Mgt Plan – it’s being reviewed by a SME and then will be submitted to Johnstaff. By the end of the week expect to commence the works.</p>		
2.12	B B7	1 & 2	<p>Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 24 August 2018 and prepared by Coffey Services Australia Pty Ltd.</p>	<p>Clearance certificate Inspection by EI Australia – Concord Hospital (Phase 1) 1H Hospital Road Concord West NSW dated 18 July 2019.</p> <p>Roberts Pizzarotti scope of work does not cover the remediation portion. However, the unexpected finds have been dealt with corresponding analysis reports by EI Australia.</p> <p>Sighted “Site Audit Statement” by NSW EPA audit – James Davis dated 5/03/2020.</p> <p>For the helipad works remediation will be carried out as per the EI Australia report of 30/06/20 (See condition B6).</p>		Compliant
2.13	B B8	4a & 4b	<p>Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report</p>	<p>Report from EnviroView “Building Footprint, Phase 1, Concord Hospital” by J. Davis, dated March 2020.</p>		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			and Section A Site Audit Statement must verify the relevant part of the site is suitable for the use of the site as a hospital (Concord Repatriation General Hospital - Stage 1 works) and be provided to the satisfaction of the Certifying Authority.	Reports will be prepared for any other remediation if there is an unexpected find.		
2.14	B B9	1	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B28 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	The Unexpected Contamination Procedure is included in CEMP (Appendix 06) and is being implemented based on the asbestos sampling and reports provided by EI Australia.		Compliant
2.15	B B10	1-6	The EPA shall be notified should any contamination of the development site be identified which meets the triggers in the Guidelines for the Duty to Report Contamination.	No contamination has been identified that triggers the Guidelines for Duty to Report Contamination.		Not Triggered
2.16	B B11	1	Should additional site investigations reveal further contamination of soil or groundwater, a site auditor (accredited under the Contaminated Land Management Act) shall be engaged to:	Contamination investigation has been conducted in the helipad area (refer to condition B6). Assessment report is available.		Compliant
2.17	B B11 (a)	review the adequacy of contamination assessment reports, any remediation action plan and unexpected finds procedure.				
2.18	B B11 (b)	provide a Section A Site Audit Statement (SAS) and accompanying Site Audit Report (SAR) certifying the suitability of the development site for the proposed use.				
2.19	B B12	1	Underground Petroleum Storage System Any Underground Petroleum Storage System (UPSS) infrastructure shall be decommissioned and removed from the Stage 1 development site, the site validated, and the process documented and reported in accordance	Not found at the current work stage. Sighted letter dated 2/04/19 from Civil Designer Taylor Thomson Whiting – not aware of any underground storage tanks.		Not Triggered



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.			
2.20	B B13	1	Acid Sulfate Soils (Management) Any acid sulfate soil (ASS) and potential acid sulfate soil (PASS) shall be handled and managed in accordance with the 1998 Acid Sulfate Soils Manual published by the NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC).	There may be some, but not at the depth that it has been excavated. No ASS, PASS identified so far. RP has a plan by Greencap "Acid Sulfate Soils Mgt Plan" August 2019.		Not Triggered
2.21	B B14	1	Any acid sulfate soil waste generated during the project shall be kept separate from all other waste and is assessed, classified and managed in accordance with the "Waste Classification Guidelines Part 4: Acid Sulfate Soils". 2.1.3 Odour management. The management of (ASS) shall include:	No ASS, PASS identified so far.		Not Triggered
2.22	B B14 (a)		covering and protection of all stockpiles and truckloads of (ASS) and potential acid sulfate soil (PASS) to prevent exposure to precipitation and runoff.			
2.23	B B14 (b)		odour suppressants being applied during site preparation and bulk excavation works.			
2.24	B B14 (c)		limiting the surface area of exposed odorous material.			
2.25	B B15	1 & 2	Any measures as may be necessary to minimise and manage odours arising from excavation, stockpiling and removal of contaminated and acid sulfate soil shall be implemented and include but not limited to:	No ASS, PASS identified so far.		Not Triggered
2.26	B B15 (a)		staged excavation to limit the surface area of exposed odorous material.			
2.27	B B15 (b)		application of odour suppressants.			
2.28	B B15 (c)		effective covering of stockpiles and truckloads of excavation spoil			



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.29	B B15 (d)		expedited removal of odorous material from the development site to a facility legally able to accept those wastes.			
2.30	B B16	1, 2 & 3	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Notice of requirement by Sydney Water – sighted SW Building Plan Approved Subject to Requirements Ref. 643698 – under CC3. Approved by Sydney Water on 16/08/19, approval to construct over a SW asset. A HV substation to be built at a later stage.		Compliant
2.31	B B17	1, 2 & 3	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	In the process of communicating and submitting designs to Ausgrid for the HVC substations. Sighted diagram, the design will change.		Not Triggered
2.32	B B18	5	Wastewater Servicing Prior to the replacement of any wastewater mains, the existing and relocated sewers' capacity must be accessed using hydraulic modelling prepared by a suitably qualified hydraulic engineer. The modelling shall demonstrate that the sewer system has capacity to accommodate additional flows from the site. Details shall be approved in consultation with Sydney Water.	Replacement works of wastewater mains not yet conducted. Water Coordinator (appointed by RP) has been in contact with SW, e.g. talked about a storage tank that will be built but no final decision has been made as yet. The plan is to install a tank with 45,000 cubic metres capacity, as a buffer. Plans have been submitted to SW. A deed has been prepared for the works (sighted Developer Works Deed with Sydney Water, Case No. 170086 – yet to be signed off). The design has been completed and submitted to SW, and currently awaiting SW comments. This will be completed as part of CC5 certificate.		Not Triggered
2.33	B B19	1, 3 & 5	Water Services A Section 73 Compliance Certificate under the Sydney	Sighted Letter from Sydney Water with the S73 requirements, which have to be fulfilled		Not Triggered



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			Water Act 1994 must be obtained from Sydney Water. The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. Applications must be made through an authorised Water Servicing Coordinator.	by 4 th April 2020, not done yet. Has not been able to gain access to SW property for it. An application for extension was submitted and approved but not done in writing. Approval was assumed, as SW provided the deed. Investigation on existing stormwater to sewer connections is ongoing. Some issues have been found and progressively rectified. The process will be completed by the next audit.		
2.34	B	B20	1	The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	Refer to above, condition B19. Plans not yet submitted.	Not Triggered
2.35	B	B21	1	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Proponent, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Community Communication Strategy Plan March 2019 was prepared by HI and submitted to the Department on 17/04/19. This was reviewed and approved by DPIE as per letter Ref. SSD9036 of 23 April 2019. Sighted meeting minutes of Concord Hospital Redevelopment Communications Working Group – Meeting No. 18, dated Tuesday 12 November 2019. Presented example of a Works Notice dated 28/02/2020 regarding site remediation measures, which was prepared as part of this communications strategy.	Compliant
2.36	B	B21 (a)		identify people to be consulted during the design and construction phases;		
2.37	B	B21 (b)		set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Sighted meeting minutes of Concord Hospital Redevelopment Communications Working Group – Meeting No. 21, dated 9 June 2020.	
2.38	B	B21 (c)		provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Also presented internal communication issued on 19 August 2020 with news about the	



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.39	B B21 (d)		set out procedures and mechanisms:	helipad remediation works, directed to all hospital staff.		
2.40	B B21 (d) (i)		through which the community can discuss or provide feedback to the Applicant;			
2.41	B B21 (d) (ii)		through which the Applicant will respond to enquiries or feedback from the community; and			
2.42	B B21 (d) (iii)		to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development including disputes regarding rectification or compensation.			
2.43	B B21		The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.			
2.44	B B22	4a & 4b	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 27.06.18 to target the equivalent of a minimum 4 Star Green Star rating.	Sighted Action Sustainability Consultant Advice Notice CAN #C002 Rev. B of 31/3/2020 – “Crown Construction Cert. 4a Sustainability Requirements”. It contains the information to show compliance with sustainability requirements (based on HI own Framework, similar to Green Star Rating). The process is ongoing, there will be more documentary evidence progressively provided.		Compliant
2.45	B B23	4a & 4b	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement	Refer to above, Condition B22. Have own strategy, more detailed than the WGE Statement, which is very high level.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			prepared by Wood and Grieve Engineers dated 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating.			
2.46	B B24	5	Outdoor Lighting All outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Sighted a Statement of Compliance by Fredon Electrical and Communications dated 12/12/19 – noting that the light installations are designed in accordance with the required standards. This will be reviewed as part of CC5, currently in progress.		Compliant
2.47	B B25	1, 3, 4a, 4b & 5	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Sighted Design Review Accessibility Compliance Statement CC4a by A. Chambers, dated 02/03/2020. Sighted McKenzie Group design review accessibility compliance statement – CC4a Basement, lower ground and ground works, dated 29/5/2020. The report shows assessment of conditions and certification of compliance. The list of drawings reviewed is included at the end of the document.		Compliant
2.48	B B26	1	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	RP submitted the certified Plans documents to HI on 18/04/2019. Sighted RP letter to Crown Certifier for CC1 works dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4.		Compliant
2.49	B B26 (a)		detailed baseline data;	The CEMP has been reviewed since last audit, now have Revision 8 dated 2/3/2020.		
2.50	B B26 (b)		details of:	Since the previous audit the CEMP has been reviewed, current version is Rev.11 of		
2.51	B B26 (b) (i)		the relevant statutory requirements (including any relevant approval licence or lease conditions);			



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2.52	B B26 (b) (ii)		any relevant limits or performance measures and criteria; and	18/08/2020 – Updates due to the helipad works now included. ECP was also updated.		
2.53	B B26 (b) (iii)		the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures:			
2.54	B B26 (c)		a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			
2.55	B B26 (d)		a program to monitor and report on the:			
2.56	B B26 (d) (i)		impacts and environmental performance of the development;			
2.57	B B26 (d) (ii)		effectiveness of the management measures set out pursuant to paragraph (c) above;			
2.58	B B26 (e)		a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;			
2.59	B B26 (f)		a program to investigate and implement ways to improve the environmental performance of the development over time;			
2.60	B B26 (g)		a protocol for managing and reporting any:			
2.61	B B26 (g) (i)		incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria)			
2.62	B B26 (g) (ii)		complaint;			



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.63	B B26 (g) (iii)		failure to comply with statutory requirements; and			
2.64	B B26 (h)		a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
2.65	B B27	1	Construction Environmental Management Plan Prior to the commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP). The CEMP must include, but not be limited to, the following:	Since the previous audit the CEMP has been reviewed, the current version is Rev.11 of 18/08/2020		Compliant
2.66	B B27 (a)		Details of:			
2.67	B B27 (a) (i)		hours of work;			
2.68	B B27 (a) (ii)		24-hour contact details of site manager;	Included in Page 14 are the contact numbers of site manager.		
2.69	B B27 (a) (iii)		management of dust and odour to protect the amenity of the neighbourhood;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Dust and Air Quality.		
2.70	B B27 (a) (iv)		stormwater control and discharge;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Water Quality, Site Drainage and Erosion and Sediment Control.		
2.71	B B27 (a) (v)		measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Water Quality, Site Drainage and Erosion and Sediment Control.		
2.72	B B27 (a) (vi)		groundwater management plan including measures to prevent groundwater contamination;	Groundwater management plan – page 43. Report from TTW		



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Part of the stormwater management (no groundwater reached during excavation)		
2.73	B B27 (a) (vii)		external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and	Included in Plan – page. 59.		
2.74	B B27 (a) (viii)		community consultation and complaints handling;	Community & Stakeholder Engagement Plan Section 9 Incidents, Complaints, Corrective and Preventative Action.		
2.75	B B27 (b)		Construction Traffic and Pedestrian Management Sub-Plan (see condition B30);	RP submitted the certified plans documents to HI on 18/04/2019 RP letter to Crown Certifier for CC1 works dated 18 April 2019 - Concord RP CC1 Statement of Compliance Rev 4.		
2.76	B B27 (c)		Construction Noise and Vibration Management Sub-Plan (see condition B31);	20190417TTA_R0_Construction Noise and Vibration Management Plan.		
2.77	B B27 (d)		Construction Waste Management Sub-Plan (see condition B32);	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729.		
2.78	B B27 (e)		Construction Soil and Water Management Sub-Plan (see condition B33):	Erosion and Sedimentation Plan Appendix 5		
2.79	B B27 (f)		an unexpected finds protocol for contamination and associated communications procedure	Appendix 06 – Emergency Preparedness and Response - Unexpected find Asbestos Containing Material (ACM) - Unexpected ACM Finds – Flowchart.		
2.80	B B27 (g)		an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Appendix 06 – Emergency Preparedness and Response - Unexpected Heritage Find - Unexpected Heritage Finds – Flowchart.		
2.81	B B27 (h)		waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729.		



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.82	B B28	1	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.	RP submitted the certified plans documents to HI on 18/04/2019. RP letter to Crown Certifier for CC1 works dated 18 April 2019 - Concord RP CC1 Statement of Compliance Rev 4. EMP was submitted to DPIE on 24 April 2019.		Compliant
2.83	B B29	1	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	190719 Concord Hospital CTMP Revision 3. Sighted a TCP – updated 20/10/19		Compliant
2.84	B B29 (a)		be prepared by a suitably qualified and experienced person(s);	Taylor Thomson Whitting (NSW) Pty Ltd.		
2.85	B B29 (b)		be prepared in consultation with Council and RMS;	submitted to RMS on 15 April 2019.		
2.86	B B29 (c)		detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	CTMP Section 5.9 - Site Safety.		
2.87	B B29 (d)		detail heavy vehicle routes, access and parking arrangements;	CTMP Section 4.3 – Truck Routes Section 3.2 – Site Access Section 5.3 – Car Parking.		
2.88	B B29 (e)		include a Driver Code of Conduct to:	CTMP (e) Section 4.2 – Driver Code of Conduct.		
2.89	B B29 (e) (i)		minimise the impacts of earthworks and construction on the local and regional road network;			
2.90	B B29 (e) (ii)		minimise conflicts with other road users;			
2.91	B B29 (e) (iii)		minimise road traffic noise; and			
2.92	B B29 (e) (iv)		ensure truck drivers use specified routes;			



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.93	B B29 (f)		include a program to monitor the effectiveness of these measures; and	CTMP Section 5 Project Impacts CTMP Section 6.4 Responsibilities.		
2.94	B B29 (g)		if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTMP Section 6.1 Communication and Consultation.		
2.95	B B30	1	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	20190417TTA_R0_Construction Noise and Vibration Management Plan. Sighted Acoustic Logic Plan Rev. 1 dated 1/11/19.		Compliant
2.96	B B30 (a)		be prepared by a suitably qualified and experienced noise expert;	Plan prepared by Acoustic Logic.		
2.97	B B30 (b)		describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	CNVMP Section 3.2.1.1 Noise to External Areas - NSW EPA Interim Construction Noise Guideline.		
2.98	B B30 (c)		describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMP Section 5 CONSTRUCTION NOISE ASSESSMENT Section 6.2 NOISE IMPACTS WITHIN THE HOSPITAL PRECINCT.		
2.99	B B30 (d)		include strategies that have been developed with the community for managing high noise generating works;	7 CONTROL OF CONSTRUCTION NOISE AND VIBRATION – PROCEDURAL STEPS.		
2.100	B B30 (e)		describe the community consultation undertaken to develop the strategies in condition B21(d); and	Section 10 refers to Community Consultation		
2.101	B B30 (f)		include a complaints management system that would be implemented for the duration of the construction.	CNVMP Section 9 Dealing with Complaints.		
2.102	B B30 (g)		noise monitoring at sensitive receiver locations, including alert triggers to stop works when receivers become 'highly noise affected' (i.e. >75 dB(A) in accordance with the NSW Noise Policy for Industry (NPI))	CNVMP Section 2 SITE DESCRIPTION AND PROPOSED WORKS Table 1 – Interim Construction Noise Guideline – Noise Trigger Levels – External Areas.		
2.103	B B30 (h)		compliance with the NPI construction noise management levels (R8L+10 dB(A) where feasible and reasonable	as per CNVMP Section 3.2 ACOUSTIC CRITERIA		



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Construction noise management levels will be formulated with reference to the following documents: · NSW EPA Interim Construction Noise Guideline (ICNG); · Australian Standard AS 2107:2016.		
2.104	B B30 (i)		respite periods	Now included as part of Sec. 6.1 NOISE IMPACTS OUTSIDE OF HOSPITAL PRECINCT.		
2.105	B B30 (j)		all construction activities to comply with best practice vibration management criteria	CNVMP Section 3.2.2 Construction Vibration.		
2.106	B B30 (k)		construction vehicles to arrive at the site inside of approved construction hours	CNVMP Section 6.1 NOISE IMPACTS OUTSIDE OF HOSPITAL PRECINCT.		
2.107	B B30 (l)		a risk safety assessment is required to determine if audible movement alarms are required.	Now included as part of Sec. 6.1 NOISE IMPACTS OUTSIDE OF HOSPITAL PRECINCT.		
2.108	B B31	1	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729.		Compliant
2.109	B B31 (a)		detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	WMP Section 7.2 Identifying waste in construction 7.3 Waste Expectations for the Project.		
2.110	B B31 (b)		removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	WMP Section 7 Waste Management 7.4 Opportunities for waste reduction 7.5 Controlling Waste Onsite 7.6 Disposal of Waste.		
2.111	B B32	1	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	CSWMP is being updated to include the helipad, by WSP – still in process of getting approved. Approval of this is a hold point for commencement of works in helipad area.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.112	B B32 (a)		be prepared by a suitably qualified expert, in consultation with Council;	Sighted Soil and Water Report Concord Hospital Redevelopment Stage 1 by TTW, dated 1/11/19. Consultation is noted in section 4 – Stormwater.		
2.113	B B32 (b)		describe all erosion and sediment controls to be implemented during construction;	Soil and water Report and Erosion and sedimentation control plan prepared by TTW as part of the CC1 dated 17 April 2019 and been implemented.		
2.114	B B32 (c)		provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Defined in Water Quality Site Drainage and Erosion and Sedimentation Control Including Stormwater Control- Appendix 4 ERAP of EMP.		
2.115	B B32 (d)		detail all off-Site flows from the Site; and	Defined in the erosion and sedimentation controls.		
2.116	B B32 (e)		describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Rain events now noted in section 4 – Stormwater.		
2.117	B B33	2 & 5	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Part of the CC2 design; Design certificates CC2 approval - 19 August 2019 City of Canada Bay- Building Certification for Crown Building Work Certificate No.19/124467-4. Design Certificates for Plumbing and Drawings sighted. Civil Design Certificate from TTW included Plumbing and Drainage Stormwater Drainage – 25 June 2019. This portion is to be completed in Stage 5.		Compliant
2.118	B B33 (a)	be designed by a suitably qualified and experienced person(s);				
2.119	B B33 (b)	be generally in accordance with the conceptual design in the EIS;				
2.120	B B33 (c)	be in accordance with applicable Australian Standards; and				
2.121	B B33 (d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i>				



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.122	B B33 (e)		(Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. divert existing clean surface water around operational areas of the site;			
2.123	B B33 (f)		direct all sediment laden water in overland flow away from the leachate management system;			
2.124	B B33 (g)		prevent cross-contamination of clean and sediment or leachate laden water;			
2.125	B B33 (h)		include a hydrocarbons trap or separator to treat run-off and remove suspended solids and their associated pollutants including oil prior to being discharged.			
2.126	B B33 (i)		Council shall be consulted prior to the installation of any MSCP stormwater system that impacts on the Council nature reserve to the north of the existing main car park.			
2.127	B B34	4a & 4b	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 Concord Repatriation General Hospital Redevelopment Acoustic Report, prepared by Acoustic Logic dated 10 July 2018.	Sighted Acoustic Logic – Acoustic Design Certificate, issued for CC4a dated 18/12/19 (same as previous). Includes basement plant room east, level 6 plant room east, level 6 plant room and cooling towers.		Compliant
2.128	B B35	4a & 4b	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings- Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings-Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and	Sighted Climatech “Mechanical Services Design Certificate” – Stage CC4a 30/3/2020. It references the mechanical systems and compliance to the relevant standards, including AS/NZS 3666:1:2011.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.			
2.129	B B36	1	Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	CTMP sent to RMS that included the truck routes. Presented email from RMS 15/4/19 – “CTMP comment from RMS”.		Compliant
2.130	B B37	1	Construction Parking Prior to the commencement of construction, the Applicant shall prepare a Traffic Management Plan for the project that includes the following:	Included in the CTMP. An updated TCP has been issued 20/10/19.		Compliant
2.131	B B37 (a)		On-site parking facilities for heavy vehicles where practicable.	Included in the CTMP.		
2.132	B B37 (b)		A bus shuttle service for site personnel to facilitate the use of Rhodes Railway Station.	A bus shuttle service was in use. The contractor encourages all workers to use this service. Staff are now making more use of the shuttle bus, as parking arrangements have made elsewhere (RSL has free car park). RP has contracted a security person during construction hours to manage access to the hospital parking facilities.		
2.133	B B38	1 & 5	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	No road or pavement construction works anticipated.		Not Triggered
2.134	B B39	1	Car Parking and Service Vehicle Layout Compliance with the following requirements must be	This condition was covered in CTMP. Sighted RP letter to Crown Certifier for CC1 works		Compliant



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2.135	B B39 (a)		submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: all vehicles must enter and leave the Site in a forward direction unless directed by traffic control.	<p>dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4.</p> <p>Site has no room for parking vehicles. Contractors are encouraged to use the shuttle bus and park elsewhere. Sighted slide from the Induction programme where parking is mentioned.</p> <p>There are traffic controllers managing access of construction vehicles to the site and taking care of pedestrians and other vehicles.</p>		
2.136	B B39 (b)		where appropriate during demolition and construction, on-site car parking shall be provided for worker vehicles and designed in accordance with the latest version of AS2890.1.			
2.137	B B39 (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.			
2.138	B B39 (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.			
2.139	B B39 (e)		the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.			
2.140	B B40	1 & 5	Roadworks and Access Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path for the appropriate design vehicle in accordance with AS 2890.1- 2004, AS2890.6- 2009 and AS 2890.2 - 2002 for heavy vehicle usage.	CTMP was submitted to Certifying Authority and RMS prior to commencement of Construction. Presented email from RMS 15/4/19 – “CTMP comment from RMS”.		Compliant
2.141	B B41	-	Prior to the commencement of the multistorey car park construction, an independent Road Safety Audit (RSA) shall be conducted of the final design, treatment and upgrades to Hospital Road and provided to Canada Bay Council for review and approval.	<p>Multistorey car park construction has not commenced yet (possibly in 2022).</p> <p>The car park is part of the SSD application but not part of the scope of works for RP.</p>		Not Triggered
2.142	B B42	1	A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and	CTMP submitted to RMS on 15 April 2019.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			traffic control shall be prepared in consultation with Canada Bay Council prior to the issue of a Construction Certificate.			
2.143	B B43	1	A Road Occupancy Licence shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Concord Road during construction activities.	Had an Over-mass/oversize Permit - 01 August 2019 Permit No. MS382096 for pile drive covering 01 August 2019 to 31 October 2019 - RMS. Has not required a ROL.		Not Triggered
2.144	B B44	1	TfNSW and local bus operators shall be consulted as part of a future investigation of measures to mitigate any potential impacts to the operation of bus services.	There is no impact on local bus operations from the works.		Not Triggered
2.145	B B45	4a, 4b & 5	Bicycle Parking and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Has drawings that are being assessed by the traffic consultant. Sighted letter from Arup dated 4/12/19 stating that the design meets the requirements of the relevant standards and meets condition B45 of the SSD conditions.		Compliant
2.146	B B45 (a)		the provision of a minimum 40 staff and visitor bicycle parking spaces;	This has been certified as part of CC4a 20/124467-7 of 02/04/20.		
2.147	B B45 (b)		the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			
2.148	B B45 (c)		appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.149	B B45 (d)		all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.150	B B46	5	Public Domain Works Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including	There have been no public domain works.		Not Triggered



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			addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.			
2.151	B B47	1	Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	NSW170_14.5_190417 Compliance Monitoring and Reporting Program Pre-construction Compliance Report due April 2019 was sent to DPIE on 17 April 2019 from HI. Email was presented as evidence for compliance to this condition. Construction Compliance Report prepared by Johnstaff, submitted to Planning per letter by HI to DPIE dated 09/03/2020 titled "RE: SSD 9036 – Concord Hospital Redevelopment (Stage 1): Condition B47– Submission of Construction Compliance Report and Notification of Publication of the Construction Compliance Report (Ref NSW170_14.5_2000309 Construction Compliance Report V3)". Next report is due next month.		Compliant
2.152	B B48	-	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operational stage not reached yet.		Not Triggered
3.0			PART C - DURING CONSTRUCTION			
3.1	C C1	-	Approved Plans Onsite A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and	Approved plans were maintained and available on site, in office server. Hard copies were also available on site.		Compliant



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			must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.			
3.2	C C2	-	Site Notice A site notice(s):	Site notices satisfying the requirements of this condition were observed during the site walk.		Compliant
3.3	C C2 (a)		must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.			
3.4	C C2 (b)		is to satisfy all but not be limited to, the following requirements:			
3.5	C C2 (b) (i)		minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C C2 (b) (ii)		the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C C2 (b) (iii)		the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
3.8	C C2 (b) (iv)		the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.9	C C3	-	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:			
3.10	C C3 (a)		maintained in a proper and efficient condition; and			
3.11	C C3 (b)		operated in a proper and efficient manner.			



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				<p>RP FRM-140 Plant and Equipment Register included all plant and equipment inspection dates, service, hours work onsite, date brought onsite, and date removed from site.</p> <p>New evidence: Sighted boom lift in Atrium Area (KB5115). Annual Inspection 2/10/2019, 90-day inspection done on 9/7/2020. Competencies sighted for C. Burton (90-day insp). J. Romeo (annual insp.)</p>		
3.12	C	C4	-	<p>Demolition Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	<p>CC1 Approval – Letter of Certification of N Moit & Sons (NSW) Pty Ltd Contractor's Certification Demolition Works 9 April 2019.</p>	Compliant
3.13	C	C5	-	<p>Demolition (Recording of buildings) Prior to demolition, the archival recording of buildings numbered 10, 11, 14, 15, 16, 17, 18 and 19 as identified in the Historical Heritage Assessment and Statement of Heritage Impact prepared by Biosis and dated 21 June 2018, shall be undertaken in accordance with the NSW Heritage Office's publication <i>How to Prepare Archival Recordings of Heritage Items</i>. A hard and digitalised copy shall be given to Council.</p>	<p>The buildings that fall under this condition are not contracted to be demolished yet. They cannot be demolished until the new redevelopment building is complete and the occupants move into the new building. This is planned for late 2021 and the archival recording will be undertaken before this date.</p>	Not Triggered
3.14	C	C6	-	<p>Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p>	<p>Construction hours specified in EMP and site notice: Monday-Friday 7am-6pm</p>	Compliant



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3.15	C C6 (a)		between 7am and 6pm, Mondays to Fridays inclusive; and	No works on Saturday No works on Sunday or public holidays Refer to condition C7 for works outside of normal hours.		
3.16	C C6 (b)		between 8am and 1pm, Saturdays.			
3.17	C C6		No work may be carried out on Sundays or public holidays.			
3.18	C C7	-	Activities may be undertaken outside of the hours in condition C6 if required:	RP is planning a request of weekend hours for dismantling the crane – planned for October 2020. Works that are likely to impact sensitive receivers are managed through a Disruption Notice procedure. Sighted the Register of Disruption Work Notices (up to No. 65). Sighted DWN No. 65 – for atrium works Levels 1 to 2, submitted on 29/7/20, still under review for approval. Sighted DWN. No. 50 – for removal of doors; had approvals by stakeholders 14/4/20 to 22/4/20. The works normally go ahead after approval, but could still be stopped if requested by the hospital. The interface for DRs is through Johnstaff.		Compliant
3.19	C C7 (a)		by the Police or a public authority for the delivery of vehicles, plant or materials; or			
3.20	C C7 (b)		in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.21	C C7 (c)		where the works are inaudible at the nearest sensitive receivers; or			
3.22	C C7 (d)		where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.23	C C7		Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
3.24	C C8	-	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Rock breaking, rock hammering, sheet piling, pile driving were not conducted onsite.		Not Triggered
3.25	C C8 (a)		9am to 12pm, Monday to Friday;			
3.26	C C8 (b)		2pm to 5pm Monday to Friday; and			
3.27	C C8 (c)		9am to 12pm, Saturday.			



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.28	C C9	-	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The CEMP has been reviewed, the current version is Rev.11 of 18/08/2020 – Updates due to the helipad works now included. ECP was also updated. Implementation of management CEMP and subplans were evident through the site inspections, monitoring records and site records reviewed during this audit. RP conducts weekly site inspections to check implementation of environmental controls. <ul style="list-style-type: none"> - Sighted construction Work Site Checklist- 18/8/2020, with attendance of main stakeholders. - Sighted RP Inspection in iAuditor 24/8/2020, includes safety and environment. A few environmental issues were raised, which get assigned to a person to address. - Has a BSI audit for HSEQ Accreditation happening at RP Head Office. Site inspection is scheduled for 30/09/2020 – sighted calendar entry. 		Compliant
3.29	C C10	-	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.	Traffic was observed to be compliant with the CTMP. Construction vehicles go inside the worksite. Has traffic controllers, who work within the parameters of the TMP.		Compliant
3.30	C C11	-	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No ROL required to date – See Condition B43.		Not Triggered



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.31	C C12	-	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	All staff onsite has to undertake RP induction; then they download the RP App, where they sign in and out. Weekly HSE inspections are undertaken – examples noted above, refer to condition C9.		Compliant
3.32	C C13	-	Hoarding Requirements The following hoarding requirements must be complied with:	Fencing with mesh screen was installed around construction site. No advertising or graffiti were noted. There were no hoardings over Council footways or road reserve.		Compliant
3.33	C C13 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;				
3.34	C C13 (b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and				
3.35	C C13 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.				
3.36	C C14	-	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	No obstruction of public way noted during the audit inspection. The works occur within the perimeter of the construction site.		Compliant
3.37	C C15	-	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and	There are noise monitors installed, sighted during site walk. The monitoring happens in real time (by Envirosuite). Has monthly reports for the client (e.g. sighted for July 2020). No breach of noise limits was noted. Measures taken include:		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<ul style="list-style-type: none"> - monitor noise - stick to working hours - stop works if requested by the client 		
3.38	C C16	-	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C6.	<p>Contractors have received instruction regarding working hours.</p> <p>Construction hours are part of the RP induction.</p> <p>In addition, has a security guard from 5:30am to control access to site on Boronia St.</p>		Compliant
3.39	C C17	-	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<p>Audible movement alarms (e.g. squawker reverse alarms) were used on moving vehicles and mobile plant.</p> <p>no complaints have been received for use of reverse alarms.</p>		Compliant
3.40	C C18	-	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<p>Real time noise monitoring is conducted. The monthly reports will highlight warnings and exceedances and explain reasons why (e.g. rattle gun when works were being done in atrium area). Works likely to cause disruption are notified through Disruption Work Notices (DWN).</p> <p>A total 65 DWNs have been issued to date for works affecting sensitive receivers.</p> <p>One complaint was registered on 27/07/20 about a call from Johnstaff to RP (originally from the hospital) regarding noise (loud music and singing), smoking onsite and not using the correct access points. RP took corrective actions – individual workers were issued with warning letters (28/7/2020). Then Toolbox</p>		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				talks were conducted (29/7/2020) with staff to reinforce issues so they don't reoccur.		
3.41	C C19	-	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	Real time vibration monitoring was being conducted. No exceedances reported.		Compliant
3.42	C C19 (a)		for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	Vibration monitoring results were sighted during audit – very low at this stage.		
3.43	C C19 (b)		for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).			
3.44	C C20	-	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19	As above – refer to condition C19		Compliant
3.45	C C21	-	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B28 of this consent.	The limits in conditions C19 and C20 are applied.		Compliant
3.46	C C22	-	Tree Protection For the duration of the construction works:			Compliant
3.47	C C22 (a)		street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.	Trees were trimmed at the site compound as per the Arboricultural Impact Assessment Report by Allied Tree Consultancy dated June 2019.		
3.48	C C22 (b)		all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.	Tree protection was installed, sighted during the site walk.		
3.49	C C22 (c)		all trees on the site must be suitably protected during construction as per recommendations of the report titled	Had Allied Tree Consultancy report by Warwick Varley, Nov 2019. It includes maps,		



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.50	C	C22 (d)	Arboricultural Impact Assessment, prepared by Allied Tree Consultancy, dated June 2018 and AS 4970-2009 Protection of Trees on Development sites.	photos and recommendations on how to protect and maintain the trees. Tree protection measures were implemented onsite, e.g. barricades in place.		
			if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	No access has been required within protective barrier.		
3.51	C	C23	-	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	ClearSafe for dust monitoring and EMS for noise and vibration monitoring reports. Water cart and water suppression was in place, observed during site walk.	Compliant
3.52	C	C24	-	During construction, the Applicant must ensure that:		Compliant
3.53	C	C24 (a)	exposed surfaces and stockpiles are suppressed by regular watering;	Water cart/street sweeper available onsite, as required. Stockpiles were covered.		
3.54	C	C24 (b)	all trucks entering or leaving the site with loads have their loads covered;	Trucks leave the site covered.		
3.55	C	C24 (c)	trucks associated with the development do not track dirt onto the public road network;	Road was clean and free of dust/dirt. Street sweeper to be deployed, as necessary. Rumble grids were installed at site gates, as well as a truck wash and mats in the new helipad area.		
3.56	C	C24 (d)	public roads used by these trucks are kept clean; and	Public roads near the site were clean. Sweeper would be deployed, as necessary.		



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.57	C C24 (e)		land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Exposed areas were covered with polymer or geofabric and mulch.		
3.58	C C25	-	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Previous audit Non-Compliance NC-03 (Audit Report of 26 March 2020) is closed. Silt fence was observed around the perimeter on the site. There were also rumble grids, all drains with geofabric, sandbags & coir logs. A concrete barrier was set at the top of gate 2 to prevent water leaving the site.		Compliant
3.59	C C26	-	Imported Soil The Applicant must:			Compliant
3.60	C C26 (a)		ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Grey ripped shale was imported to site. Material Test Report GT3190-1 dated 4/11/2019 which was used for backfilling at the site. Soil Certificate for Stockpile 2 from Eastern Creek and St Peters sites Nepean Landscape Supplies dated Certificate by EI Australia EI Doc Ref: E24216.E99.018. Rev.0. The material was used to backfill the civil pipes. No new material imported.		
3.61	C C26 (b)		keep accurate records of the volume and type of fill to be used; and	Material records register.		
3.62	C C26 (c)		make these records available to the Certifying Authority upon request.	The records are available upon request.		
3.63	C C27	-	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	No seepage or rainwater has been disposed of to date.		Not Triggered



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.64	C C28	-	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate 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.	No aboriginal finds to date.		Not Triggered
3.65	C C29	-	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	No historic heritage finds to date.		Not Triggered
3.66	C C30	-	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste bins were in place around the site. There is a clean-up crew to do rounds of cleaning, as necessary. There is a bin area between gates 1 and 2 and the waste contractor comes various times each day for collection (Ironmark-Bingo). Sighted Monthly Waste Report showing waste type in Tonnes and amounts recycled per month from Aug-19 to Jul-20.		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.67	C C31	-	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted Site Validation Report for 1H Hospital Road Concord West by EI Australia dated 20 February 2020 E24216.E07. This included all the validation of the stockpiles. No new records since the previous audit.		Not Triggered
3.68	C C32	-	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Vehicles leaving the site were observed with load covered. No mud tracking on roads was noted. No complaints have been received for mud on roads.		Compliant
3.69	C C33	-	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or stormwater system.	There are concrete bins where washout is poured, left to dry and then put in waste bins for disposal.		Compliant
3.70	C C34	-	Handling Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	ACM Air Monitoring Certificate by Clearsafe dated 4/3/2020 results below limits of reporting. Currently a stockpile of asbestos contaminated material is still onsite covered and fenced. Waste Classification Report by EI Australia dated 3/3/2020. Site Validation Report for 1H Hospital Road Concord West by EI Australia dated 20 February 2020 E24216.E07. This included all the validation of the stockpiles. No new records since the previous audit. There is expected asbestos removal during the helipad works. Sighted Notice of Intent to Remove Friable Asbestos No. 943R-		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				00284842-01 for works to be undertaken between 10/08/20 and 09/09/20.		
3.71	C C35	-	<p>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.</p>	No incidents reported to date.		Not Triggered
3.72	C C36	-	<p>Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	Non-compliances raised during the last Independent Environmental Audit, not notified to the DPIE within 7 days.	<p>Non-Compliance NC-02: There were non-compliances raised during the last Independent Environmental Audit, per Audit Report of 26 March 2020, and the proponent did not send notification to the DPIE within 7 days.</p> <p>Recommendation: Ensure that the DPIE is timely notified after any non-compliances that may be identified in the future, as per condition C36.</p>	Non-Compliant
3.73	C C37	-	<p>Revision of Strategies, Plans and Programs Within three months of:</p>			Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.74	C C37 (a)		the submission of a compliance report under condition B48;	<p>The CEMP has been updated to Rev. 11 of 18/08/2020.</p> <p>A new Soil & Water Management Plan has been developed, but is not yet approved.</p> <p>There is a Hygiene Management Plan, not yet approved.</p> <p>Notification of updates to the Department was yet to be completed, but the proponent noted that this was scheduled to happen within the three-month period.</p>		Note
3.75	C C37 (b)	the submission of an incident report under condition C35;				
3.76	C C37 (c)	the submission of an Independent Audit under condition C39;				
3.77	C C37 (d)	the issue of a direction of the Planning Secretary under condition A3 which requires a review,				
3.78	C C37	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.				
3.79	C C38	-	<p>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.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	The latest revision of the management plan will be submitted to the Certifier.		Compliant
3.80	C C39	-	<p>Independent Environmental Audit</p> <p>No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.</p>	The Independent Audit Program was submitted to DPIE – sighted email from HI to compliance@planning.nsw.gov.au subject: <i>SSD 9036 Concord Hospital - Post Approval Documents Condition C39</i> , dated 28/06/19.		Compliant
3.81	C C40	-	Independent Audits of the development must be carried out in accordance with:	The Independent Audit Program indicates that the first audit is to be conducted in August		Compliant



ID No.	SSD Part & Req. No.	Stage	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.82	C C40 (a)		the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and	2019. The first audit was conducted on 20/08/2019. The second audit was conducted on 5/03/2020.		
3.83	C C40 (b)		the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	This is the third independent environmental audit for the project, conducted on 25/08/2020.		
3.84	C C41	-	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Response to the AQUAS Audit Findings from the second audit were submitted to DPIE with the audit report, per letter from HI to the DPIE dated 19/05/20.		Compliant
3.85	C C41 (a)		review and respond to each Independent Audit Report prepared under condition C39 of this consent;	The Proponent Response to Independent Audit Findings Concord Hospital Redevelopment, dated 11/05/20 by HI was published in the Concord Hospital Redevelopment website.		
3.86	C C41 (b)		submit the response to the Department and the Certifying Authority; and			
3.87	C C41 (c)		make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.			
3.88	C C42	-	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	Operational audits have not yet triggered.		Not Triggered
3.89	C C43	-	Green Star Rating Within 6 months of commencement of construction the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	Discussions were held between relevant parties including the Proponent, the ESD consultant and the DPIE regarding this condition. Sighted approval letter from DPIE: <i>ESD Framework and Guidelines – Request for agreement of alternative framework</i> dated 22/10/2019, which will be implemented by RP in replacement of the Green Star rating.		Compliant

Construction Compliance Report
Concord Hospital Redevelopment Stage 1 – SSD 9036



