



Concord Hospital Redevelopment Independent Environmental Audit



Assessment of Roberts Pizzarotti Pty Ltd Environmental System Compliance Against the SSD 9036 Conditions of Consent

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

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1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Project Details	6
2.3 Audit Team	6
2.4 Audit Objectives	6
2.5 Audit Scope	6
2.6 Audit Period	7
3. Audit Methodology	8
3.1 Approval of Auditors	8
3.2 Audit scope development	8
3.3 Audit Process	8
3.3.1 Opening Meeting	8
3.3.2 Conduct of Audit	8
3.3.3 Closing Meeting	8
3.4 Interviewed Persons	8
3.5 Details of Site Inspection	9
3.6 Consultation	9
3.7 Audit Compliance Status Descriptors	9
4. Document Review	10
5. Audit Findings	12
5.1 Assessment of Compliance	12
5.2 Notices, Incidents and Complaints	12
5.3 Previous Audit Recommendations	12
5.4 Audit Findings and Recommendations	13
5.5 Audit Site Inspection	19
5.6 Suitability of Plans and the EMS	19
5.7 Key Strengths	20
Appendices	
Appendix A. Auditors Approval by Planning Secretary	21
Appendix B. Audit Attendance Sheet	22
Appendix C. Independent Audit Declaration Form	23
Appendix D. Audit Checklist and Audit Findings	25
Appendix E. Audit Photos	63
Appendix F. Consultation Records	69

1. Executive Summary

This audit was completed to assess the environmental controls established by Health Infrastructure (HI) and Roberts Pizzarotti Pty Ltd (RP) (The principal contractor) against the requirements of Development Consent SSD 9036 Condition C40 for the Concord Hospital Redevelopment Stage 1 Project. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Luis Garzon – Auditor) on 20 August 2019. This audit covered the conditions under Part A, Part B and Part C of the Development Consent SSD 9036.

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

- Management and maintenance of environmental mitigation measures i.e. dust management, tree protection, real time monitoring of noise and vibration, heritage items protection, erosion and sedimentation controls and waste management.
- Delegation of roles and responsibilities in implementing site environmental controls.

The audit identified 14 conditions that were non-compliant, i.e. conditions A2, A19, A20, B4, B22, B23, B25, B27, B30, B32, B33, B34, B45 and C37. One opportunity for Improvement was raised for condition B47. The details of the non-compliances and opportunities for improvement can be found in Section 5.4 of this report. These need to be addressed by RP and HI to attain full compliance with SSD 9036 and continually improve the environmental performance of the development.

2. Introduction

2.1 Background

Roberts Pizzarotti Pty Ltd (RP) has been appointed by Health Infrastructure for the redevelopment of Concord Hospital which comprised of the following:

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

HI has engaged AQUAS to undertake the initial independent environmental audit on 20 August 2019 which was conducted during earth bulk works construction phase of the Concord Hospital Redevelopment project in compliance with the following Development Consent Conditions:

Condition C39

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 Department and the Certifying Authority. The program was submitted by HI on 28th June 2019 via email to compliance@planning.nsw.gov.au, subject reference "SSD 9036 Concord Hospital - Post Approval Documents Condition C39".

Condition C40

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

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

Condition C41

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

- (a) review and respond to each Independent Audit Report prepared under condition C39 of this consent;
- (b) submit the response to the Department and the Certifying Authority; and
- (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

2.2 Project Details

Project Name	Concord Hospital Redevelopment
Project Application Number	SSD 9036
Project Address	Hospital Road Concord West NSW 2139
Project Phase	Construction
Project Activity Summary	Current site works during this audit included bulk earthworks and truck and dogs only.

2.3 Audit Team

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

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

2.4 Audit Objectives

The objective of this audit was to undertake the initial independent environmental audit in compliance with the Development Consent Condition SSD 9036 Cl. C40, and in accordance with the following:

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

2.5 Audit Scope

The scope of this audit comprised the following:

- Review of implementation of management plans:
 - RP Environmental Management Plan (EMP) Revision 3 dated 17 April 2019
 - Construction Noise and Vibration Management Plan Revision 0 dated 17 April 2019
 - Construction Traffic and Pedestrian Management Sub- Plan Revision 3 dated 19 July 2019
 - RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Revision 02 dated 29 July 2019
- Site inspection conducted on 20 August 2019;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the first independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works commencing in 30 April 2019 up to 20 August 2019 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities sighted on the day of audit (20 August 2019).

3. Audit Methodology

3.1 Approval of Auditors

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

3.2 Audit scope development

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

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 20 August 2019 at 8:30am with HI, Johnstaff, Roberts Pizzarotti project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

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

3.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (EMP and its sub-plans) to verify compliance with the Development Consent Conditions SSD 9036;
- Conduct of a site walk to review implementation of mitigation measures and environmental controls;
- Conduct of the audit following the checklist that was prepared based on the Development Consent Conditions by interviews with personnel and review of records provided as evidence of compliance; and
- Discussion of identified findings during closing meeting and any actions noted during site inspection were clearly communicated to the site personnel and addressed immediately.

3.3.3 Closing Meeting

The closing meeting was held on 20 August 2019 at 4:00pm with representatives of HI, Johnstaff, RP and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditors acknowledged the cooperation, openness and hospitality of RP staff during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Miles Mesic	Roberts Pizzarotti	HSE Manager
Chris Billinghurst	Roberts Pizzarotti	Design Manager
Matthew Inch	Johnstaff	Project Manager

3.5 Details of Site Inspection

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

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Stabilised access/egress;
- Roads surrounding the site for dust/mud tracking;
- Chemical storage;
- Dust management;
- Wastes management;
- Site fence/screening;
- Traffic management,
- Noise management;
- Site signage; and
- General housekeeping.

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

3.6 Consultation

Communications were sent to relevant personnel in Health Infrastructure as well with Department of Planning Industry and Environment to request feedback about the project and highlight any areas for review by AQUAS during the audit.

The feedback provided was positive and there was no requirement to review specific areas of the project as part of various SSD Conditions. Refer to **Appendix F** for consultation records.

3.7 Audit Compliance Status Descriptors

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

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

4. Document Review

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

- Crown Certificate 1 Approval – Letter of Certification of N Moit & Sons (NSW) Pty Ltd Contractor's Certification Demolition Works 9 April 2019.
- Crown Certificate Approval CC1 & CC2 Approval – Structural Design Certificate for Crown Certificate 2 dated 11 July 2019 for Concord Hospital Redevelopment Works.
- Long service levy 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.
- McKenzie Group Checklist RP Status - 190712 Crown Certificate Checklist.
- Project Environmental Mgt System Assessment Audit report of 12 August 2019.
- Email to Canada Bay Council on 25/03/2019 and RMS for consultation about Management Plans (EMP and CTMP).
- Aconex correspondence to Johnstaff 19/8/19 - noise & vibration monitoring 5-11 August.
- EMS Noise Monitoring & Vibration Monitoring 13/08/19.
- Email to DPE dated 17/04/19 regarding the notification of commencement and submission of Community Communication Strategy
- Aconex communication dated 18/04/2019 from RP to HI with submission of certified plans documents.
- Email with Crown Certificate Plans, dilapidation survey & report and EMP submitted to DPIE, dated 24 April 2019.
- 190322-CC1 Structural Drawings; 190418-Concord RP CC1 Statement of Compliance Rev 4; 190401 Structural Design Certificate - Main Works CC1.
- Letter of consultation with Canada Bay Council and email dated 18/04/19 – on dilapidation report.
- Asbestos Sample Analysis Report dated 19 August 2019 conducted by EI Australia.
- Soil classification SP5, SP6, SP7 and SP8 by EI Australia dated 02 July 2019.
- Clearance certificate Inspection by EI Australia – Concord Hospital (Phase 1) 1H Hospital Road Concord West NSW dated 18 July 2019.
- Letter dated 2/04/19 from Civil Designer Taylor Thomson Whiting – not aware of any underground storage tanks.
- Community Communication Strategy Plan March 2019 prepared by HI, reviewed and approved by DPIE on 23 April 2019.
- Sustainable Design Performance Specification prepared by Action Sustainability dated 16 April 2019.
- Accessibility Design Review Report by McKenzie Group dated 14 September 2018 Rev E.
- RP-ENV-PLN-001_Environmental Management Plan Rev. 03.1 17/04/2019.

- 20190417 TTA_R0_Construction Noise and Vibration Management Plan.
- RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729.
- 190719 Concord Hospital CTMP Revision 3.
- Design certificates CC2 approval – 19 August 2019 City of Canada Bay- Building Certification for Crown Building Work Certificate No.19/124467-4.
- Email from RMS 15/4/19 – “CTMP comment from RMS”.
- Over-mass/oversize Permit - 01 August 2019 Permit No. MS382096 for pile drive covering 01 August 2019 to 31 October 2019 – RMS.
- Service Inspection Checklist for Plant No. LRB02 – Piling Rig dated 16/08/2019.
- Complaint reported 19 July 2019 about a truck queuing at Boronia St at 6.45am.
- Arboricultural Impact Assessment Report by Allied Tree Consultancy dated June 2019.
- Roadbase material testing – Clarendon; Test Results dated 17/04/2019 volume 4000tonne.

5. Audit Findings

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

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	57
Non-Compliant	14
Not Triggered	41
Total Requirements	112

5.1 Assessment of Compliance

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	21	Compliant 7
		Non-compliant 3
		Not Triggered 11
Part B – Prior to commencement of Construction	48	Compliant 19
		Non-Compliant 10
		Not Triggered 19
Part C – During Construction Appendix 1 – Incident Notification	43	Compliant 31
		Non-Compliant 1
		Not Triggered 11

5.2 Notices, Incidents and Complaints

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

A Complaints Register is in place where complaints details will be recorded including resolution reached. As noted in this report, complaints register is yet to be uploaded in the website.

5.3 Previous Audit Recommendations

This was the first audit for the development.

5.4 Audit Findings and Recommendations

The following table summarised the non-compliant and opportunity for improvement that need to be addressed by HI and RP. Refer to the attached Appendix D for full details of findings including notes.

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
Non-Compliance-01	A2. Terms Of Consent The development may only be carried out: <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 (22 listed) Multistorey Car Park (11 listed) Landscape Design Development Plans prepared by Site Image Landscape Architects (10 listed) DD Concept Plan prepared by Jacobs (3 listed) Wayfinding Signage prepared by Minale Tattersfield / Jacobs (6 listed) 	Based on the number of non-compliant conditions identified during this audit condition A2 is non-compliant. Recommendation: Address non-compliances identified, as suggested in this report.
Non-Compliance-02	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: <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition 0 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 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; 	Not all information or documents required are uploaded in a public website. Recommendation: It is recommended that the Contractor include all the required information in the relevant website.

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
	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 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 b. keep such information up to date, to the satisfaction of the Planning Secretary.	
Non-Compliance-03	A20. 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.	No evidence was available that the Contractor makes everyone aware about compliance with Conditions of Consent. Recommendation: It is recommended to include the obligation to comply with the Conditions of Consent SSD 9036 in training documentation, e.g. the site induction presentation for new staff and toolbox talks for current staff.
Non-Compliance-04	B4. 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 Secretary within seven days after the Certifying Authority accepts it.	Information not yet submitted to Certifying Authority and to DPIE. This should have been submitted prior to commencement of construction. Recommendation: It is recommended that external walls and cladding information be submitted to the Certifying Authority and then to the Planning Secretary after the certifying authority accepts it.
Non-Compliance-05	B22. 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. B.23 Prior to the commencement of construction, the Applicant must submit details of all design	This information was not submitted prior construction commencement of construction. The Concord Hospital Extension Sustainable Design Performance Specification was prepared by Action Sustainability dated 16 April 2019 to address these conditions. Recommendation: Submit the required information to the Certifying Authority and ensure the requirements of this condition are met.

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
	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 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating.	
Non-Compliance-06	<p>B25. Access for People with Disabilities</p> <p>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.</p>	<p>This was not completed prior to commencement construction. However, the Accessibility Design Review by McKenzie Group dated 14 September 2018 Rev E was provided as supplementary evidence. The works will be conducted under CC4 Approval.</p> <p>Recommendation: Provide this information so that the Certifying Authority can 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.</p>
Non-Compliance-07	<p>B27. Construction Environmental Management Plan</p> <p>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:</p> <ul style="list-style-type: none"> a. Details of: <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and viii. community consultation and complaints handling; b. Construction Traffic and Pedestrian Management Sub-Plan (see condition B30); c. Construction Noise and Vibration Management Sub-Plan (see condition B31); 	<p>The EMP did not address condition B27:</p> <ul style="list-style-type: none"> (a) (ii) 24-hour contact details of site manager; (a) (vi) groundwater management plan; (a) (vii) external lighting; (e) Construction Soil and Water Management Sub-Plan. <p>Recommendation: Amend the CEMP to address conditions (a) ii, vi, vii and (e).</p>

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
	<ul style="list-style-type: none"> d. Construction Waste Management Sub-Plan (see condition B32); e. Construction Soil and Water Management Sub-Plan (see condition B33): f. an unexpected finds protocol for contamination and associated communications procedure g. an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and 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. 	
Non-Compliance-08	<p>B30. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. be prepared by a suitably qualified and experienced noise expert; b. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d. include strategies that have been developed with the community for managing high noise generating works; e. describe the community consultation undertaken to develop the strategies in condition B21(d); and f. include a complaints management system that would be implemented for the duration of the construction. 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)) h. compliance with the NPI construction noise management levels (R8L+10 dB(A) where feasible and reasonable i. respite periods j. all construction activities to comply with best practice vibration management criteria k. construction vehicles to arrive at the site inside of approved construction hours l. a risk safety assessment is required to determine if audible movement alarms are 	<p>The CNVMP did not address condition B30: (e) describe community consultation undertaken; (i) respite periods; (l) a risk safety assessment for need of movement alarms.</p> <p>Recommendation: Amend the CNVMP to address conditions (e), (i) and (l).</p>

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
	required.	
Non-Compliance-09	<p>B32.</p> <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a. be prepared by a suitably qualified expert, in consultation with Council; b. describe all erosion and sediment controls to be implemented during construction; 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); d. detail all off-Site flows from the Site; and 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). 	<p>The CSWMSP did not address condition B32:</p> <ul style="list-style-type: none"> (a) No evidence of consultation with Council (e) No evidence that the current erosion and sedimentation control measures are designed to cover large rain events (e.g. 1 in 5-year ARI and 1 in 100-year ARI). <p>Recommendation: Conduct consultation with the Council about the CSWMSP and amend the CSWMSP to address condition (e).</p>
Non-Compliance-10	<p>B33. Stormwater Management System</p> <p>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:</p> <ul style="list-style-type: none"> a. be designed by a suitably qualified and experienced person(s); b. be generally in accordance with the conceptual design in the EIS; c. be in accordance with applicable Australian Standards; and d. ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. e. divert existing clean surface water around operational areas of the site; f. direct all sediment laden water in overland flow away from the leachate management system; g. prevent cross-contamination of clean and sediment or leachate laden water; 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. i. Council shall be consulted prior to the installation of any MSCP stormwater system that impacts on the Council nature reserve to 	<p>Design of a stormwater management system for the development, part of CC2 Approval was not submitted to Certifying Authority prior to commencement of construction.</p> <p>Recommendation: This has now been addressed as per evidence presented, e.g.: 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.</p>

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
	the north of the existing main car park.	
Non-Compliance-11	<p>B34. Operational Noise - Design of Mechanical Plant and Equipment</p> <p>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.</p>	<p>This was not completed prior to commencement of construction.</p> <p>Recommendation: Provide noise mitigation measures and ensure requirements of this condition are met.</p>
Non-Compliance-12	<p>B45. Bicycle Parking and End-of-Trip Facilities</p> <p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ol style="list-style-type: none"> the provision of a minimum 40 staff and visitor bicycle parking spaces; the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities.- Bicycle parking, and be located in easy to access. well-lit areas that incorporate passive surveillance; appropriate pedestrian and cyclist advisory signs are to be provided; and all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	<p>Requirements for bicycle parking and end-of-trip facilities not submitted to the Certifying Authority prior commencement of construction.</p> <p>Recommendation: Submit the requirements for bicycle and end-of-trip facilities to the Certifying Authority and ensure requirements of this condition are met.</p>
Non-Compliance-13	<p>C37. Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <ol style="list-style-type: none"> the submission of a compliance report under condition B48; the submission of an incident report under condition C35; the submission of an Independent Audit under condition C39; the issue of a direction of the Planning Secretary under condition 0 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	<p>Evidence was not available that the Plans were reviewed within three months of submission of the Compliance Report (due by 17/07/19) and notification sent to DPIE and the Certifying Authority.</p> <p>Recommendation: Conduct a review of the Plans and notify the Department and the Certifying Authority, as required by this condition.</p>

Finding No	Condition of Consent ID and Requirement	Audit Finding and Recommendation
Opportunity for Improvement-01	<p>B47. Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>NSW170_14.5_190417 Compliance Monitoring and Reporting Program.</p> <p>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.</p> <p>Recommendation:</p> <p>RP to populate the Construction Compliance Register to ensure that the project is compliant to each of the conditions of approval and be ready for the submission of the Construction Compliance Report.</p>

5.5 Audit Site Inspection

The site inspection was conducted at 8:30am on 20 August 2019, with construction works mainly bulk earthwork. AQUAS auditors, HI and RP project managers and project staff walked through the construction site, where environmental controls were observed, including:

- Tree protection at the site compound;
- Noise and vibration monitors;
- Dust gauges;
- Air monitoring for asbestos;
- Site signage and site sheds;
- Silt fence along the boundary of the site;
- Erosion and sediment controls for pits outside and inside the site;
- Suitable storage for hazardous materials;
- Traffic signage well implemented;
- Skip bins for waste and recycling in various locations;
- Good housekeeping;
- Dust suppression during excavation and rock breaking;
- Water cart in used; and
- Street sweeper deployed.

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

5.6 Suitability of Plans and the EMS

The CEMP and sub-plans were generally compliant with the requirements of the Development Consent. However, the development of a full soil and water management plan was not implemented as per B32.

RP Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

5.7 Key Strengths

Overall, the project environmental performance in compliance with Development Consent SSD 9036 is satisfactorily met with the following key strengths noted:

- Management and maintenance of environmental mitigation measures:
 - dust management
 - tree protection
 - real time monitoring of noise and vibration
 - heritage items protection
 - erosion and sedimentation controls
 - waste management
- Delegation of roles and responsibilities in implementing site environmental controls.

Appendix A. Auditors Approval



Planning,
Industry &
Environment

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

Our ref: DOC19/564941

File: EF19/16447

3 July 2019

Dear Ms Mitchell

Agreement of Independent Auditor

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

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

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

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

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

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

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

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

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

Yours sincerely,



Kate Moore

03/07/2019

A/Principal Compliance Officer (Social Infrastructure)

As nominee of the Secretary

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET



PROJECT: Concord Hospital Redevelopment AUDIT No.: 1

AUDITEE: Roberts Pizzarotti LEAD AUDITOR: Anabelle Tungal

MEETING LOCATION: R.P. Site office

OPENING MEETING DATE AND TIME: 20/8/19 8:45 am

CLOSING MEETING DATE AND TIME: 28/8/19 1:00 pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Lis Garzon	AQUAS	Auditor	<i>Lg</i>	<i>Lg</i>
ANABELLE TUNGOL	AQUAS	Auditor	<i>AT</i>	<i>AT</i>
Matt Hale	Health Infra	PD	<i>MH</i>	<i>MH</i>
MARC CARVEIRO	JOHNSTAFF	PM	<i>MC</i>	<i>MC</i>
Miles Mesic	Roberts Pizzarotti	HSE Manager	<i>MM</i>	<i>MM</i>
JAMES STAVROPOULOS	" "	Project Director	<i>JS</i>	<i>JS</i>
Matt Inch	Johnstaff	PM	<i>MI</i>	
Luke Tracey	Roberts Pizzarotti	SM	<i>LT</i>	
CHAS BILLINGHAM	ROBERTS PIZZAROTTI	DM	<i>CB</i>	<i>CB</i>

Appendix C. Independent Audit Declaration Forms

Independent Audit Declaration Form

Project Name:	Concord Hospital Redevelopment Stage 1
Consent Number:	SSD 9036
Description of Project:	Concord Repatriation General Hospital (Concept and Stage 1), comprising demolition of building and structures, new 44,000sqm, 6-storey clinical service building, new 5-storey car park for 590 cars, temporary 300 space on-grade car park, landscaping.
Project Address:	Hospital Road, Concord NSW 2139
Proponent:	Health Infrastructure; Johnstaff (PM); Roberts Pizzarotti (Contractor)
Title of Audit:	Independent Environmental Audit
Date:	13 September 2019

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project neither as an employer/employee, a business partner, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services to the project that were subject to this audit except as otherwise declared to the Department prior to the audit;
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor: Annabelle Tungol

Signature:



Qualification: Environmental Auditor

Company: AQUAS Pty Ltd

Company Address: Level 7, 116 Miller Street, North Sydney NSW 2060

Independent Audit Declaration Form

Project Name:	Concord Hospital Redevelopment Stage 1
Consent Number:	SSD 9036
Description of Project:	Concord Repatriation General Hospital (Concept and Stage 1), comprising demolition of building and structures, new 44,000sqm, 6-storey clinical service building, new 5-storey car park for 590 cars, temporary 300 space on-grade car park, landscaping.
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Title of Audit:	Independent Environmental Audit
Date:	13 September 2019

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project neither as an employer/employee, a business partner, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services to the project that were subject to this audit except as otherwise declared to the Department prior to the audit;
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.0			SCHEDULE 3: PART A - ADMINISTRATIVE CONDITIONS			
1.1	A	A1	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.	Site inspection was conducted and no issues were raised. Site controls were implemented and generally well -managed, e.g. dust, noise and vibration, protection of heritage building, fencing, tree protection, stockpiling traffic and waste management. No incidents have been reported that constitute material harm.		Compliant
1.2	A	A2	Terms Of Consent The development may only be carried out:	A number of non-compliances have been identified during this audit.	Non-Compliance NC-01: Based on the number of non-compliant conditions identified during this audit condition A2 is non-compliant.	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)	in accordance with the approved plans below: <ul style="list-style-type: none"> - Architectural drawings prepared by Jacobs (22 listed) - Multistorey Car Park (11 listed) - Landscape Design Development Plans prepared by Site Image Landscape Architects (10 listed) - DD Concept Plan prepared by Jacobs (3 listed) - Wayfinding Signage prepared by Minale Tattersfield / Jacobs (6 listed) 			
1.7	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No written directions from DPIE have been made in relation to this item		Not Triggered
1.8	A	A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
1.9	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a) above.			
1.10	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition (c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition (c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict have been identified		Not Triggered
1.11	A	A5	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 Consent expiration date: 28/02/2024		Not Triggered
1.12	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	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.		Compliant
1.13	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes between the Applicant and a public authority had occurred to the date of the audit		Not Triggered
1.14	A	A8	Long Service Levy For work costing \$25,000 or more, a Long Service levy must be	– Instalment No 9000726, dated 23 April 2019 - Levy Payable		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	\$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		
1.15	A	A9	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
1.16	A	A10	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. No response received from Council and RMS at the time of the audit.		Compliant
1.17	A	A10 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and			
1.18	A	A10 (b)	provide details of the consultation undertaken including:			
1.19	A	A10 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
1.20	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.			
1.21	A	A11	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	Construction was not staged as per this condition. Contractor noted staging for Crown Certificate Approvals: CC1 - Bulk earthworks, piling and demolition works CC2 - inground drainage services, substructure, foundations		Not Triggered
1.22	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);			
1.23	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			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.24	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).	CC3 - superstructure, concrete structure, building, façade CC4 - fit out works and services installation CC5 - remaining works, e.g. way finding, landscaping		
1.25	A	A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging strategy, plan or program presented to DPIE.		Not Triggered
1.26	A	A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	No staging strategy, plan or program presented to DPIE.		Not Triggered
1.27	A	A14	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.		Compliant
1.28	A	A15	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <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.		Compliant
1.29	A	A16	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 included in Crown Certificate 3 (not yet issued), McKenzie Group Checklist RP Status - 190712 Crown Certificate Checklist.		Not Triggered

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.30	A	A17	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 versions.		Not triggered
1.31	A	A18	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	An Internal audit was conducted by Roberts Pizzarotti, sighted Project Environmental Mgt System Assessment Audit report of 12 August 2019, conducted by HSE manager from head office. The Audit Summary Score was 83.2%. Evidence sighted: <ul style="list-style-type: none"> - Aconex correspondence to Johnstaff 19/8/19 - noise & vibration monitoring 5-11 August. No exceedances - Weekly reports sent to Johnstaff - Asbestos Results - Airborne Fibre Monitoring Explanatory Notes - EMS Noise Monitoring 13/08/19 - EMS Vibration Monitoring 13/08/19 - Noise and Vibration Results Summary Table 		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.32	A	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:		Non-Compliance NC-02: Not all information or documents required are uploaded in a public website. It is recommended that the Contractor include all the required information in the relevant website.	Non-Compliant
1.33	A	A19 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	-		
1.34	A	A19 (a) (i)	the documents referred to in condition 0 of this consent;	There is no condition 0 in this consent.		
1.35	A	A19 (a) (ii)	all current statutory approvals for the development;	The signed SSD 9036 consent was posted on the website.		
1.36	A	A19 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	Document not posted.		
1.37	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;	Document not posted.		
1.38	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;	Document not posted.		
1.39	A	A19 (a) (vi)	a summary of the current stage and progress of the development;	Document not posted.		
1.40	A	A19 (a) (vii)	contact details to enquire about the development or to make a complaint;	Document not posted.		
1.41	A	A19 (a) (viii)	a complaints register, updated monthly;	Document not posted.		
1.42	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;	Document not posted.		

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.43	A	A19 (a) (x)	any other matter required by the Planning Secretary; and	Document not posted.		
1.44	A	A19 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.	Information not up to date.		
1.45	A	A20	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.	Site induction and toolbox covers the main environmental risks/ aspects/ impacts. However, there was no evidence to note that there is an obligation to comply with a Conditions of Consent document (SSD 9036) and make all employees and subcontractors aware of this obligation.	Non-Compliance NC-03: No evidence was available that the Contractor makes everyone aware about compliance with Conditions of Consent. It is recommended to include the obligation to comply with the Conditions of Consent SSD 9036 in training documentation, e.g. the site induction presentation for new staff and toolbox talks for current staff.	Non-Compliant
1.46	A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	No other licenses and permits are required for the project. Development Consent. SSD 9036.		Not Triggered
2.0			PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1	B	B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours	Sighted 17 April 2019 email to DPE regarding the notification of commencement and submission		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	of Community Communication Strategy (B21). Stage 1A Site Possession from AWE Enabling Works started 30 April 2019.		
2.2	B	B2	Certified Plans Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	CC1 and CC2 were submitted to Certifying Authority. RP submitted the certified plans documents to HI through Aconex communication dated 18/04/2019. RP letter to Certifying Authority for CC1 works dated 18 April 2019 – Concord RP CC1 Statement of Compliance Rev 4. Crown Certificate Plans, dilapidation survey & report & EMP were submitted to DPIE on 24 April 2019.		Compliant
2.3	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Sighted: – 190322-CC1 Structural Drawings.pdf – 190401 Structural Design Certificate - Main Works CC1.pdf – 190418-Concord RP CC1 Statement of Compliance Rev 4.pdf		Compliant
2.4	B	B3 (a)	the relevant clauses of the BCA; and			
2.5	B	B3 (b)	this development consent.			
2.6	B	B4	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	This item is included in CC3 application checklist. Not yet submitted to Certifying Authority and to DPIE. This should have been submitted	Non Compliance NC-04: It is recommended that external walls and cladding information be submitted to the	Non-compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	prior to commencement of construction.	Certifying Authority and then to the Planning Secretary after the certifying authority accepts it.	
2.7	B	B5	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	Site Contamination investigation Following the demolition of any existing structures, parking infrastructure, and underground utilities, a further detailed investigation 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 		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				dated 02 July 2019 - General Solid Waste/Asbestos Waste.		
2.12	B	B7	Site Contamination investigation Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 24 August 2018 and prepared by Coffey Services Australia Pty Ltd.	Clearance certificate Inspection by EI Australia – Concord Hospital (Phase 1) 1H Hospital Road Concord West NSW dated 18 July 2019. Roberts Pizzarotti scope of work does not cover the remediation portion. However, the unexpected finds have been dealt with corresponding analysis reports by EI Australia.		Compliant
2.13	B	B8	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 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.	There is a decommissioned services tunnel with ACM, which will be remediated as per unexpected finds process. This work had not commenced at the time of the audit.		Not Triggered
2.14	B	B9	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.	Unexpected Contamination Procedure included in CEMP (Page 67) and is being implemented based on the above asbestos sampling and reports provided by EI Australia.		Compliant
2.15	B	B10	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

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.16	B	B11	Should additional site investigations reveal further contamination of soil or groundwater, a site auditor (accredited under the Contaminated Land Management Act) shall be engaged to:	No further contamination of soil or groundwater identified		Not Triggered
2.17	B	B11 (a)	review the adequacy of contamination assessment reports, any remediation action plan and unexpected finds procedure.			
2.18	B	B11 (b)	provide a Section A Site Audit Statement (SAS) and accompanying Site Audit Report (SAR) certifying the suitability of the development site for the proposed use.			
2.19	B	B12	Underground Petroleum Storage System Any Underground Petroleum Storage System (UPSS) infrastructure shall be decommissioned and removed from the Stage 1 development site, the site validated, and the process documented and reported in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.	Not found at the current work stage. Sighted letter dated 2/04/19 from Civil Designer Taylor Thomson Whiting – not aware of any underground storage tanks.		Not Triggered
2.20	B	B13	Acid Sulfate Soils (Management) Any acid sulfate soil (ASS) and potential acid sulfate soil (PASS) shall be handled and managed in accordance with the 1998 Acid Sulfate Soils Manual published by the NSW Acid Sulfate Soil Management Advisory Committee (ASSMAC).	No ASS, PASS identified so far.		Not Triggered
2.21	B	B14	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	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

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
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			
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	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	No utility works had commenced at the time of the audit		Not Triggered
2.31	B	B17	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.	No above ground works had commenced at the time of the audit.		Not Triggered
2.32	B	B18	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.		Not Triggered
2.33	B	B19	Water Services A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. Applications must be made through an authorised Water Servicing Coordinator.	S73 Compliance Certificate not yet required (CC4-CC5 stage).		Not Triggered
2.34	B	B20	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.	Not triggered		Not Triggered

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.35	B	B21	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.		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;			
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;			
2.39	B	B21 (d)	set out procedures and mechanisms:			
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.	Health Infrastructure developed the CCS and approved by DPE on 23/04/2019. Letter of approval presented during this audit .		
2.44	B	B22	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must	Has engaged an ESD consultant (Action Sustainability), who	Non Compliance NC-05: This was	Non-Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	prepared a green star performance specification. Has the 190508 HI ESD Framework. Ongoing process to be agreed between parties and DPIE to achieve the Green Star rating, by October 2019. Sighted letter to Crown Certifier dated 14 August 2019 from RP. Concord Hospital Extension Sustainable Design Performance Specification prepared by Action Sustainability dated 16 April 2019.	not submitted prior construction commencement date therefore it is non-compliant. The Concord Hospital Extension Sustainable Design Performance Specification was prepared by Action Sustainability dated 16 April 2019 to address these conditions.	
2.45	B	B23	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 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating.	Have own strategy, more detailed than the WGE Statement, which is very high level. However, this was not submitted to the Certifying authority before commencement of construction.	Non Compliance NC-05: This was not submitted prior construction commencement date therefore it is non-compliant. The Concord Hospital Extension Sustainable Design Performance Specification was prepared by Action Sustainability dated 16 April 2019 to address these conditions.	Non-Compliant
2.46	B	B24	Outdoor Lighting All outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian	Details of outdoor lighting not submitted yet, will be part of CC4 or CC5.		Not Triggered

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.			
2.47	B	B25	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.	Accessibility Design Review Report by McKenzie Group dated 14 September 2018 Rev E – presented at tender stage (70% detail design stage). Currently under review, and construction will be part of CC4.	Non Compliance NC-06: This was not completed prior construction commencement date therefore it is non-compliant. However, the Accessibility Design Review by McKenzie Group dated 14 September 2018 Rev E was provided as supplementary evidence. The works will be conducted under CC4 Approval.	Non-Compliant
2.48	B	B26	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;			
2.50	B	B26 (b)	details of:			
2.51	B	B26 (b) (i)	the relevant statutory requirements (including any relevant approval licence or lease conditions);			

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.52	B	B26 (b) (ii)	any relevant limits or performance measures and criteria; and			
2.53	B	B26 (b) (iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;			
2.54	B	B26 (c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			
2.55	B	B26 (d)	a program to monitor and report on the:			
2.56	B	B26 (d) (i)	impacts and environmental performance of the development;			
2.57	B	B26 (d) (ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;			
2.58	B	B26 (e)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;			
2.59	B	B26 (f)	a program to investigate and implement ways to improve the environmental performance of the development over time;			
2.60	B	B26 (g)	a protocol for managing and reporting any:			
2.61	B	B26 (g) (i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria)			
2.62	B	B26 (g) (ii)	complaint;			
2.63	B	B26 (g) (iii)	failure to comply with statutory requirements; and			
2.64	B	B26 (h)	a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these</i>			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<i>requirements if they are unnecessary or unwarranted for particular management plans.</i>			
2.65	B	B27	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:	Has RP-ENV-PLN-001_Environmental Management Plan Rev. 03.1 17/04/2019, same as above EMP. The EMP was submitted to DPIE on 24 April 2019.	Non-Compliance NC-07: The EMP did not address condition B27: (a) (ii) 24-hour contact details of site manager; (a) (vi) groundwater management plan; (a) (vii) external lighting; (e) Construction Soil and Water Management Sub-Plan	Non-Compliant
2.66	B	B27 (a)	Details of:	not included in EMP		
2.67	B	B27 (a) (i)	hours of work;			
2.68	B	B27 (a) (ii)	24-hour contact details of site manager;			
2.69	B	B27 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Dust and Air Quality		
2.70	B	B27 (a) (iv)	stormwater control and discharge;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Water Quality, Site Drainage and Erosion and Sediment Control		
2.71	B	B27 (a) (v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Appendix 04 – Operational Control Procedures - Environmental Risk Action Plans -Water Quality, Site Drainage and Erosion and Sediment Control		
2.72	B	B27 (a) (vi)	groundwater management plan including measures to prevent groundwater contamination;	not included in EMP		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.73	B	B27 (a) (vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and	not included in EMP		
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):	There was no specific Soil and water management sub-plan developed. RP presented the Soil and Water Report Concord Hospital Redevelopment as part of soil and water investigation for the site.		
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		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.80	B	B27 (g)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Appendix 06 – Emergency Preparedness and Response -Unexpected Heritage Find - Unexpected Heritage Finds – Flowchart		
2.81	B	B27 (h)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	RP-WMP-PLN-001 - Waste Management Plan - Concord Hospital Rev 02 20190729		
2.82	B	B28	The Applicant must not commence construction of the development until the CEMP is approved by the 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	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	190719 Concord Hospital CTMP Revision 3		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:			

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.89	B	B29 (e) (i)	minimise the impacts of earthworks and construction on the local and regional road network;	CTMP (e) Section 4.2 – Driver Code of Conduct		
2.90	B	B29 (e) (ii)	minimise conflicts with other road users;			
2.91	B	B29 (e) (iii)	minimise road traffic noise; and			
2.92	B	B29 (e) (iv)	ensure truck drivers use specified routes;			
2.93	B	B29 (f)	include a program to monitor the effectiveness of these measures; and	CTMP Section 5 Project Impacts CTMP Section 6.4 Responsibilities		
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	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	Non-Compliance NC-08: The CNVMP did not address condition B30: (e) describe community consultation undertaken; (i) respite periods; (l) a risk safety assessment for need of movement alarms;	Non-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		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				VIBRATION – PROCEDURAL STEPS		
2.100	B	B30 (e)	describe the community consultation undertaken to develop the strategies in condition B21(d); and	not included in CNVMP		
2.101	B	B30 (f)	include a complaints management system that would be implemented for the duration of the construction.	CNVMP Section 9 Dealing with Complaints		
2.102	B	B30 (g)	noise monitoring at sensitive receiver locations, including alert triggers to stop works when receivers become 'highly noise affected' (i.e. >75 dB(A) in accordance with the NSW Noise Policy for Industry (NPI))	CNVMP Section 2 SITE DESCRIPTION AND PROPOSED WORKS Table 1 – Interim Construction Noise Guideline – Noise Trigger Levels – External Areas		
2.103	B	B30 (h)	compliance with the NPI construction noise management levels (R8L+10 dB(A) where feasible and reasonable	as per CNVMP Section 3.2 ACOUSTIC CRITERIA Construction noise management levels will be formulated with reference to the following documents: · NSW EPA Interim Construction Noise Guideline (ICNG); · Australian Standard AS 2107:2016.		
2.104	B	B30 (i)	respite periods	not defined in CNVMP		
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.	not defined in CNVMP		
2.108	B	B31	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

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
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	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	Soil and water management plan is part EMP. No separate plan prepared for SWMP.	Non-Compliance NC-09: The CSWMSP did not address condition B32: (a) No evidence of consultation with Council (e) No evidence that the current erosion and sedimentation control measures are designed to cover large rain events (e.g. 1 in 5-year ARI and 1 in 100-year ARI).	Non-Compliant
2.112	B	B32 (a)	be prepared by a suitably qualified expert, in consultation with Council;	Taylor Thomson Whiting prepared Soil and Water Report and erosion and sedimentation control plan.		
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).	Erosion and sedimentation control plan does not indicate that it was design to manage stormwater and flood flows for larger sized events.		

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.117	B	B33	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.	Non-Compliance NC-10: CC2 Approval was not submitted to Certifying Authority prior to commencement of construction.	Non-Compliant
2.118	B	B33 (a)	be designed by a suitably qualified and experienced person(s);			
2.119	B	B33 (b)	be generally in accordance with the conceptual design in the EIS;			
2.120	B	B33 (c)	be in accordance with applicable Australian Standards; and			
2.121	B	B33 (d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.			
2.122	B	B33 (e)	divert existing clean surface water around operational areas of the site;			
2.123	B	B33 (f)	direct all sediment laden water in overland flow away from the leachate management system;			
2.124	B	B33 (g)	prevent cross-contamination of clean and sediment or leachate laden water;			
2.125	B	B33 (h)	include a hydrocarbons trap or separator to treat run-off and remove suspended solids and their associated pollutants including oil prior to being discharged.			
2.126	B	B33 (i)	Council shall be consulted prior to the installation of any MSCP stormwater system that impacts on the Council nature reserve to the north of the existing main car park.	The contractor noted that this has not triggered.		
2.127	B	B34	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	Not yet developed.	Non-Compliance NC-11: This was not completed prior to commencement of construction.	Non-Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Concord Repatriation General Hospital Redevelopment Acoustic Report, prepared by Acoustic Logic dated 10 July 2018.			
2.128	B	B35	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings-Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings-Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.	Still in design phase. Not yet triggered during this audit.		Not Triggered
2.129	B	B36	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	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.		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.		
2.133	B	B38	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.	Not yet triggered. No road or pavement construction works.		Not Triggered
2.134	B	B39	Car Parking and Service Vehicle Layout Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	This condition was covered in CTMP. Sighted RP letter to Crown Certifier for CC1 works dated 18 April 2019 – Concord		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.135	B	B39 (a)	all vehicles must enter and leave the Site in a forward direction unless directed by traffic control.	RP CC1 Statement of Compliance Rev 4.		
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	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.	Multistorey car park construction has not commenced yet.		Not Triggered
2.142	B	B42	A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be prepared in consultation with Canada Bay Council prior to the issue of a Construction Certificate.	CTMP submitted to RMS on 15 April 2019		Compliant
2.143	B	B43	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.	Overmass/oversize Permit - 01 August 2019 Permit No. MS382096 for pile drive covering		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				01 August 2019 to 31 October 2019 - RMS		
2.144	B	B44	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.	No impact on local bus operations from works.		Not Triggered
2.145	B	B45	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:	Requirements not yet submitted.	Non-Compliance NC-12: Requirements for bicycle parking and end-of-trip facilities not submitted to the Certifying Authority prior commencement of construction.	Non-compliant
2.146	B	B45 (a)	the provision of a minimum 40 staff and visitor bicycle parking spaces;			
2.147	B	B45 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities</i> . - <i>Bicycle parking</i> , and be located in easy to access. well-lit areas that incorporate passive surveillance;			
2.148	B	B45 (c)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.149	B	B45 (d)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.150	B	B46	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 addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	There have been no public domain works.		Not Triggered
2.151	B	B47	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	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	Opportunity for improvement OFI-01: RP to populate the Construction Compliance Register to ensure that the project is compliant to each of the conditions	Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	evidence for compliance to this condition.	of approval and be ready for the submission of the Construction Compliance Report.	
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.	Condition not triggered		Not Triggered
3.0			PART C - DURING CONSTRUCTION			
3.1	C	C1	Approved Plans On Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Approved plans were maintained and available on site – in office server.		Compliant
3.2	C	C2	Site Notice A site notice(s):	A site notice A3 size was posted during audit. However, the contractor have presented the A1 size site notice satisfying the requirements of this condition and is noted to be posted as soon as the site entrance gate construction will be completed.		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			

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			construction/ noise complaint must be displayed on the site notice; and			
3.8	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.9	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	General Mobile Plan Pre-Acceptance Checklist conducted by HSE Manager for every plant that comes in the site. E.g. sighted checklist for Plant No. LRB02 – Piling Rig dated 16/08/2019. Service Inspection Checklist		Compliant
3.10	C	C3 (a)	maintained in a proper and efficient condition; and			
3.11	C	C3 (b)	operated in a proper and efficient manner.			
3.12	C	C4	Demolition Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	CC1 Approval – Letter of Certification of N Moit & Sons (NSW) Pty Ltd Contractor's Certification Demolition Works 9 April 2019.		Compliant
3.13	C	C5	Demolition (Recording of buildings) Prior to demolition, the archival recording of buildings numbered 10, 11, 14, 15, 16, 17, 18 and 19 as identified in the Historical Heritage Assessment and Statement of Heritage Impact prepared by Biosis and dated 21 June 2018, shall be undertaken in accordance with the NSW Heritage Office's publication <i>How to Prepare Archival Recordings of Heritage Items</i> . A hard and digitalised copy shall be given to Council.	The buildings that fall under this condition are not contracted to be demolished yet. They cannot be demolished until the new redevelopment building is complete and the occupants move into the new building. This is planned for late 2021 and the archival recording will be undertaken before this date.		Not Triggered
3.14	C	C6	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction hours specified in EMP and site notice:		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.15	C	C6 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and	Monday-Friday 7am-6pm No works on Saturday No works on Sunday		
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:	No works have been undertaken outside of the approved hours.		Not Triggered
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:	These activities are controlled and monitored through real time noise and vibration monitoring.		Compliant
3.25	C	C8 (a)	9am to 12pm, Monday to Friday;			
3.26	C	C8 (b)	2pm to 5pm Monday to Friday; and			
3.27	C	C8 (c)	9am to 12pm, Saturday.			
3.28	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Site inspection was conducted, no issues were raised. Site controls were generally implemented and well managed e.g. dust suppression, noise and vibration monitoring, protection of heritage building, fencing, tree		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				protection, stockpiling, traffic and waste management.		
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. Vehicles observed were within the site.		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		Not Triggered
3.31	C	C12	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Sighted SafeWork NSW Inspection Report conducted at 9:30 am 7/08/2019 – No issues raised. Worksite was fenced-off and gates were manned during working hours. Worksite locked up outside construction hours. Weekly HSE walk with HI and Johnstaff. No safety incidents.		Compliant
3.32	C	C13	Hoarding Requirements The following hoarding requirements must be complied with:	Fencing with mesh screen was installed around construction site.		Compliant
3.33	C	C13 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	No advertising or graffiti were noted.		
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	No hoardings over Council footways or road reserve.		
3.35	C	C13 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.36	C	C14	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement	No obstruction of public way noted during the audit inspection.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			will result in the issue of a notice by the relevant Authority to stop all works on site.			
3.37	C	C15	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Real time noise monitoring was being conducted. Mitigation measures such as noise blankets were installed when needed. Jack hammering was stopped and changed to an approved method with lesser noise.		Compliant
3.38	C	C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C6.	A complaint was reported 19 July 2019 about a truck queuing at Boronia St at 6.45am; trucks waiting in childcare pickup/ drop-off area. This was addressed immediately through toolbox talks and no other complaints received since then.		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.	Audible movement alarms were used on moving vehicles and mobile plant.		Compliant
3.40	C	C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Real time noise monitoring is conducted. Works likely to cause disruption are notified through Disruption Work Notices (DWN). A total 24 DWNs have been issued to date for works affecting sensitive receivers, e.g. DWN No. 018 for power connection temporary accommodation, dated 19/07/19. RP noted that a complaint was raised on 14/06/2019 from the		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Atrium area regarding jackhammering works. Works were stopped, and an alternative quieter method was implemented as per the approved methodology.		
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			
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	Real time vibration monitoring was being conducted. No exceedances reported.		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.		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.49	C	C22 (c)	all trees on the site must be suitably protected during construction as per recommendations of the report titled Arboricultural Impact Assessment, prepared by Allied Tree Consultancy, dated June 2018 and AS 4970-2009 Protection of Trees on Development sites.	Tree protection was implemented onsite.		
3.50	C	C22 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	No access has been required within protective barrier.		
3.51	C	C23	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Water cart and water suppression was implemented during rock breaking and excavation.		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 was observed onsite.		
3.54	C	C24 (b)	all trucks entering or leaving the site with loads have their loads covered;	Trucks leaving site were 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 was also deployed, as necessary.		
3.56	C	C24 (d)	public roads used by these trucks are kept clean; and	Public roads near the site were clean. Sweeper deployed, as necessary.		
3.57	C	C24 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Exposed areas were covered with polymer or geofabric and mulch.		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
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.	Compliant. ErSed controls were installed around the site and around the pits.		Compliant
3.59	C	C26	Imported Soil The Applicant must:	Roadbase material testing – Clarendon; Test Results dated 17/04/2019 volume 4000tonne.		Compliant
3.60	C	C26 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	no ENM and VENM imported to date.		
3.61	C	C26 (b)	keep accurate records of the volume and type of fill to be used; and	Has a Material records register		
3.62	C	C26 (c)	make these records available to the Certifying Authority upon request.	Records are available		
3.63	C	C27	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	No seepage or rainwater has been disposed of to date.		Not Triggered
3.64	C	C28	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate 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	No historic heritage finds to date.		Not Triggered

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.			
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. RM noted that minimum amounts of waste have been generated.		Compliant
3.67	C	C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Stockpile classification reports provided (e.g. Soil classification SP5, SP6, SP7 and SP8 by EI Australia dated 02 July 2019 - General Solid Waste/Asbestos Waste).		Compliant
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.	Trucks were covered. No mud tracking on roads noted.		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.	No concrete waste noted during site inspection. RP noted that there has been no concrete wash		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.	Sighted Asbestos Sample Analysis Report dated 19/082019 conducted by EI Australia. An exclusion zone was installed around the contaminated area. Soil classification SP5, SP6, SP7 and SP8 by EI dated 02 July 2019 - General Solid		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Waste/Asbestos Wastes. ACM air monitoring was conducted.		
3.71	C	C35	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the 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 .	No incident reported to date.		Not Triggered
3.72	C	C36	Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances reported to date.	Note: Non-compliances noted during this audit will be reported to DPIE as part of this audit report. HI to notify DPIE and provide non-compliance reports within seven days upon submission of this audit report to HI as per the requirement of this condition.	Compliant
3.73	C	C37	Revision of Strategies, Plans and Programs Within three months of:	Plans were not reviewed within the required timeframes.	Non-Compliance NC-13: Evidence was not available that the Plans were reviewed within three months of submission of the Compliance Report	Non-Compliant
3.74	C	C37 (a)	the submission of a compliance report under condition B48;			
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;			

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.77	C	C37 (d)	the issue of a direction of the Planning Secretary under condition 0 which requires a review,		(due by 17/07/19) and notification sent to DPIE and the Certifying Authority	
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>	Plans have not been reviewed since the commencement of construction.	Note: Based on the result of this audit, HI to note that the EMP and subplans may need to be reviewed and revised accordingly to address audit findings.	Not Triggered
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 2019. The first audit was conducted on 20/08/2019.		Compliant
3.82	C	C40 (a)	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and			
3.83	C	C40 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).			
3.84	C	C41	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:			Not Triggered

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.85	C	C41 (a)	review and respond to each Independent Audit Report prepared under condition C39 of this consent;	This condition will trigger after submission of the Audit Report for the first Independent Audit.		
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.	This audit was conducted 4 months after commencement of construction, therefore this is not yet triggered. However, some documents and records were presented regarding this requirement. The ESD consultant (Action Sustainability) was engaged. 190508 HI ESD Framework Ongoing process to be agreed between parties and DPIE in October 2019. Letter to Crown Certifier dated 14 August 2019 from RP. Concord Hospital Extension Sustainable Design Performance Specification prepared by Action Sustainability dated 16 April 2019.		Not Triggered

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

Appendix E. Audit Photos



Photo 1 – The site at the time of audit water cart in used.



Photo 2 – Site notice to be posted once the site entrance gate was completed.



Photo 3 – Tree protection at the site compound.



Photo 4 – Asbestos air monitoring



Photo 5 – Contractor shuttle bus.



Photo 6 – Spill kits were available at the site.



Photo 7 – Stockpiles at the site. No dust noted during audit.



Photo 8 – ATF fencing with mesh screen installed around the site.



Photo 9 – Rumble grid in place



Photo 10 – Road is free of mud and noted street sweeper was deployed at the site.



Photo 11 – Noise and vibration real time monitoring.



Photo 12 – Dust suppression using garden hose was conducted during concrete breaking.

Appendix F. Consultation Records

Garzon, Luis

From: Garzon, Luis
Sent: Monday, 19 August 2019 12:17 PM
To: compliance@planning.nsw.gov.au
Subject: Concord Hospital Redevelopment (SSD 9036) Independent Environmental Audit

Importance: High

Hello,

AQUAS is about to conduct an independent environmental audit of the Concord Hospital Redevelopment project, being built by Roberts Pizzarotti and managed by Johnstaff. The audit is a requirement of the Development Consent SSD 9036 and will be conducted on Tuesday 20th August 2019.

In accordance with the Independent Audit Post Approval Requirements (June 2018) by DoPE Section 3.2, which requires consultation with the main project stakeholders, I kindly ask if you have any feedback for us in relation to the project or if there are any particular areas where you would like us to focus during the environmental review.

Thank you and regards,

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



Please consider the environment before printing this e-mail

In response to the above email, a call was received from Ms. M. Burgess on 19 August 2019 with feedback regarding the project. It was advised to focus on controls implemented by the contractor for earthworks and excavation works.