

Goulburn Hospital Redevelopment Independent Environmental Audit



Assessment of Hansen Yuncken Contractors Environmental System Compliance Against the SSD 8667 Conditions of Consent

Audit Reference:	AQ1268.01
Audit Organisation:	Hansen Yuncken
Auditors:	<div>██████████, Lead Auditor, AQUAS</div> <div>██████████, Auditor, AQUAS</div>
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Final	17/3/2020	Addressed comments from TSA & HI	TSA Management

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

This report has been prepared by:


Environmental Auditor

Date: 17/3/2020

Reviewed by:


Lead Environmental Auditor

Date: 17/3/2020

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1. Executive Summary

This audit was completed to assess the compliance of Goulburn Hospital Redevelopment Project with the requirements of Development Consent State Significant Development (SSD) 8667 Condition C39. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Ana Maria Munoz – Auditor) on 20 February 2020. This audit covered the conditions under Part A, Part B and Part C of the Development Consent SSD 8667.

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

- The Environmental Management Plan (EMP) and majority of sub-plans have been reviewed, updated and implemented;
- The contractor was using a robust system BIM 360 field which tracks non-compliances, incidents, training, equipment maintenance and operator's licenses and competence;
- Environmental inspections have been undertaken fortnightly;
- Internal and external communication mechanisms have been established;
- Consultation with relevant stakeholders and sensitive receivers;
- Disruption notice process is working well with the Hospital Representatives; and
- Environmental controls have been implemented such as:
 - Erosion and sedimentation controls;
 - Silt fence along the boundary of the site;
 - Stabilised access/egress;
 - Noise barriers were installed around sensitive receivers;
 - Dust and vibration monitoring devices were implemented around the site and reports have been received periodically;
 - Rumble grids were installed at the site exit; and
 - Wastes segregation in place.

It was noted that a modification was sought to the Department of Planning, Industry and Environment (DPIE). The modification included amendment of architectural plans (dated 20/9/19) and the Staging Report (dated 12/12/19). Modification was approved by the DPIE on 28/01/2020 and the SSD Conditions of Consent 8667 were modified to reflect those changes. The Staging Report was prepared in collaboration between Hansen Yuncken, TSA Management and Health Infrastructure (HI) to allow for a staged approach during the project lifetime.

Summary of Audit Findings

Based on the conducted independent environmental audit which comprised of document and records review, interview with key personnel and site inspection there were a total 103 Conditions of Consent that have been reviewed during this audit.

The following are the audit findings raised that need to be addressed by the proponent to attain full compliance with SSD 8667 and continually improve the environmental performance of the development.

Non-Compliances

- **NC-01** Condition A2 (a) (c): Based on the audit identifying a number of non-compliances for the project, condition A2 is assessed as non-compliant. It was noted that the EMP did not include the mitigation measures in accordance with Environmental Impact Statement (EIS).
- **NC-02** Condition A19: Not all information or documents required by this condition have been uploaded in the public website i.e. the updated drawings as per MOD 2, Staging Report, EMP and subplans, Performance Report and project monitoring results.
- **NC-03** Condition B15 (c): Environmental Impact Statement (EIS) mitigation measures were not included in the EMP (Rev.1 – Sep 2019).

- **NC-04** Condition B18 (e) (iii): The Construction Traffic Pedestrian Management Sub-Plan (CTPMSP) did not include how to minimise road traffic noise as part of the Driver Code of Conduct.
- **NC-05** Condition B20: Waste Management Plan (WMP) Rev.1 - November 2019 did not include in Section 5.0 'Waste Management Details' the disposal locations for concrete waste.

AQUAS note that the proponent provided responses to the above non-compliances raised during the audit on the 2/3/2020 prior to issue the final audit report.

In addition to the non-compliances raised, the auditor identified one opportunity for improvement for the continual improvement of the environmental performance of the project.

Opportunity for Improvement

- **OFI-01:** Condition C01: Project Management Plan (PMP) register to include the date when the plans were approved by Certifying Authority and the Department of Planning Industry and Environment to ensure that the approved plans are used on site.

The details of the non-compliances can be found in Section 5.4 of this report. These need to be addressed by the proponent to attain full compliance with SSD 8667 and continually improve the environmental performance of the development.

General feedback and recommendations made during this audit should be consider as an opportunity to improve the project environmental performance on the maintenance and implementation of the project's Environmental Management Plan.

2. Introduction

2.1 Background

Hansen Yuncken has been appointed by Health Infrastructure through TSA Management for the Redevelopment of Goulburn Hospital which comprises the following activities:

- site preparation works including demolition of existing buildings and structure and site remediation works;
- construction of a new four storey Acute Services Building and internal refurbishment works to existing hospital buildings;
- construction of a new Engineering Compound and new emergency vehicle bay off Faithful Street.
- augmentation to existing vehicle access arrangements and construction of new car parking areas accommodating;
- landscaping and public domain works, including construction of a new formal landscaped lawn area at the northern of Goldsmith and Albert Streets and screen planting to car park site frontages;
- installation of business identification signage; and
- ancillary infrastructure and services work.

Health Infrastructure through TSA Management has engaged AQUAS to undertake the initial independent environmental audit on 20 of February 2020 during construction phase of the Goulburn Hospital Redevelopment project in compliance with the SSD 8667 condition C39.

2.2 Project Details

Project Name	Goulburn Hospital redevelopment
Project Application Number	SSD 8667
Project Address	130 Goldsmith street, Goulburn
Project Phase	Construction
Project Activity Summary	Current site works included piling works, drainage works and bulk earthworks. Site remediation works still ongoing. Site preparation works including demolition of existing buildings and structure have been completed.

2.3 Audit Team

Details of AQUAS independent environmental auditors that were approved by DPIE for this audit are as follows:

Name	Company	Position	Certification
	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536
	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Environmental Auditor Certificate No. 115421

Endorsement by DPIE of the auditors was granted prior to the conduct of the audit refer to **Appendix A**. Independent Audit declaration forms are attached as **Appendix C**.

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 8667 Cl. C39, in accordance with:

- (a) the Independent Audit Program submitted to the Department and the Certifier under condition C38 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).

2.5 Audit Scope

The scope of this audit comprised of the following:

- Review of compliance with the Development Consent SDD 8667 Part A, B and C;
- Review of implementation of the following Hansen Yuncken documents:
 - Environmental Management Plan (EMP) Revision 1 dated September 2019
 - Construction Noise & Vibration Management Sub-Plan
 - Construction Traffic and Pedestrian Sub-Plan
- Site inspection conducted on 20th February 2020, review of environmental site controls;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the initial independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction from November 2019 up to 20 February 2020 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit (20 February 2020).

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 8667. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 20 February 2020 at 8:40am with Hansen Yuncken, TSA Management 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 the project documentation (EMP and its sub-plans) to verify compliance with the Development Consent Conditions SSD 8667;
- 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 any identified findings and any actions noted during site inspection.

3.3.3 Closing Meeting

The closing meeting was held on 20 February 2020 at 4:30pm with Hansen Yuncken, TSA Management 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 Hansen Yuncken staff during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
██████████	Hansen Yuncken	Senior Project Engineer
██████████	Hansen Yuncken	NSW Environmental Coordinator
██████████	TSA Management	Assistant Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 9:00am on 20th February 2020, with AQUAS auditors and representatives from Hansen Yuncken and TSA Management. Few observations were identified during the site inspection. Refer to details of the inspection in section 5.5 of this report and site photos in **Appendix E**.

3.6 Consultation

Communications were sent in advance of the audit to relevant stakeholders from Department of Planning, Industry and Environment, Goulburn-Mulwaree Council, Health Infrastructure and Hospital Representatives to request feedback about the project and highlight any areas for AQUAS to focus on during the audit. In general, the feedback provided by the Hospital representatives was positive in terms of management of disruptions, incidents, communication and management of noise.

Health Infrastructure requested focus on the activities of early works, decontamination, site establishment, civil works and inground services. 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.

In addition to the above descriptors, there was one opportunity for improvement (OFI) raised during this audit.

4. Document Review

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

- Environmental Management Plan (EMP) Rev.1 - 09/2019
- Construction Noise and Vibration Management Plan (CNVMP) Rev.1 – 02/10/2019
- Construction Traffic Management Plan (CTMP) Issue A – 05/07/2019
- BCA Crown Certificate No. CRO-18160 (Certificate 1) – 08/11/2019
- Soil and Water Management Plan Phase 2 Drawing Issue 2 - 14/2/2020
- Waste Management Plan (WMP) Rev.1 – 11/2019
- Structural Design Compliance Certificate by Bonacci - 25/10/2019
- Civil Design Compliance Certificate by Bonacci - 16/10/2019
- Community Communication Strategy Rev 1 – 30/09/2019
- Staging Report part of Modification (MOD 2) prepared by Hansen Yuncken Rev.3 – 28/01/2020
- Notice of Decision and Determination for SSD 8667 MOD 2 – 28/01/2020
- Pre-Construction Compliance Report Rev. B – 28/11/2019
- Compliance Monitoring and Reporting Program Rev. G – 06/11/2019
- Vibration Monitoring Reports by Douglas Partners Rev.0 for 12/02,13/04 and 14/02/2020
- Disruption Notice MW-015 to Health Southern NSW for ACM removal - 29/01/2020
- EPA Licence No.20724 for A.J & B.M. WYBROW waste removal - 12 December
- EPA License No.10398 for Hi-Quality Waste Management Pty - 12 September
- HSE Audit was conducted by Hansen Yuncken - 18/12/2019
- NSW Government Long Service Corporation Levy Receipt No. 00399825 - 19/10/2019
- Road Occupation License (ROL) No. 0087/1920 granted 29/10/19 at Faithful Street
- Workzone permits granted by Goulburn Council – 3/2/2020
- Dilapidation Report No. 20038 by Project Solutions – 30/9/19
- Remediation Action Plan by Consulting Earth Scientists – 19/9/18
- Asbestos Validation report by Douglas Partner - 16/01/2020 (Southern site)
- Compliance report by Silver Thomas Hanley (STH) - 19/02/2020 (ESD initiatives)
- Hansen Yuncken HSE Inspections for 11/02/2020, 30/01/2020, 24/01/2020 and 19/12/2019
- Siteworks and Stormwater Drainage Plan No. CV-MW-00-00230 by Bonacci Rev. B – 17/10/2019
- Disruption Notice and Consultation sent to Hospital LHD and TSA – 28/01/2020
- SWMS for High Risk Effective Services Stormwater Excavation Rev.3 – 05/11/2019

5. Audit Findings

This audit was completed to assess the implementation of EMP and environmental controls established by the proponent against the requirements of Development Consent SSD 8667. The audit confirmed that the proponent has implemented its Environmental Management Plan and mitigation measures to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	64
Non-Compliant	5
Not Triggered	34
Total Requirements	103

5.1 Assessment of Compliance

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls Including Advisory Note AN1.	25	Complaint – 18
		Non-Compliant – 2
		Not Triggered – 5
Part B – Prior to commencement of Construction	33	Complaint – 18
		Non-Compliant – 3
		Not Triggered – 12
Part C – During Construction Appendix 1 – Incident Notification	45	Complaint – 28
		Non-Compliant – 0
		Not Triggered – 17

5.2 Notices, Incidents and Complaints

Hansen Yuncken 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 called 'Public Project Interest Register' was in place where complaints details were recorded including resolution reached. One complaint was noted regarding smoking on hospital grounds on the 10 January 2020. This was addressed by Hansen Yuncken through a toolbox talk with the subcontractors and is now closed.

5.3 Previous Audit Recommendations

This was the initial audit for this development against SSD 8667 therefore there was no previous audit recommendation.

5.4 Audit Findings and Recommendations

The following table summarised the non-compliances identified during the audit. Refer to the attached Appendix D for full details of findings including notes.

Finding No.	Condition of Consent ID and Requirement	Audit Findings and Recommendation
Non-Compliance 01	<p><u>A2: Terms of Consent</u></p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(c) generally, in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions;</p>	<p>A non-compliant against condition A2 (a & c) was raised based on the following:</p> <ul style="list-style-type: none"> – number of identified non-compliances raised against conditions of consent during this audit; and – The EMP did not include the mitigation measures noted in the EIS. <p>Recommendation:</p> <p>Address the non-compliances identified in this report and update the EMP with the EIS mitigation measures.</p>
Non-Compliance-02	<p><u>A19: Access to Information</u></p> <p>At least 48 hours before commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the applicant must:</p> <p>a) Make the following information and documents (as they are obtained or approved) publicly available:</p> <p>(i) The documents referred to in condition A2 of this consent;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under this consent conditions;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p>	<p>Not all information or documents required by this condition have been uploaded in the public website i.e:</p> <ul style="list-style-type: none"> – Updated drawing as per MOD 2 – Staging Report – The EMP and relevant subplans – Performance report – Monitoring results <p>Recommendation:</p> <p>It is recommended that the proponent must make the above documents/records/information publicly available.</p> <p>Noted that website was updated on 16/03/2020.</p>
Non-Compliance-03	<p><u>B15: Environmental Management Plan Requirements</u></p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p>	<p>Environmental Impact Statement (EIS) mitigation measures were not included in the EMP (Rev.1 – Sep 2019).</p> <p>Recommendation:</p> <p>Update the EMP with the EIS mitigation measures to ensure compliance against this condition.</p> <p>Noted that EMP was updated (Rev.2) and revised copy was submitted to AQUAS on 2/3/2020.</p>
Non-Compliance-04	<p><u>B18: Construction Traffic and Pedestrian Management Sub-Plan</u></p> <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p>	<p>The Construction Traffic Pedestrian Management Sub-Plan (CTPMSP) did not include how to minimise road traffic noise as part of the Driver Code of Conduct.</p> <p>Recommendation:</p>

Finding No.	Condition of Consent ID and Requirement	Audit Findings and Recommendation
	e) include a Driver Code of Conduct to: (ii) minimise road traffic noise	Update the CTPMSP to include the road traffic noise mitigation measures. Noted that CTPMP was updated (Issue D) and revised copy was submitted to AQUAS on 2/3/2020.
Non-Compliance-05	<u>B20: Construction Waste Management Sub-Plan</u> The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the following: a) detail the quantities of each waste type remaining on site from its prior uses, waste generated during construction and the proposed reuse, recycling and disposal locations;	Waste Management Plan (WMP) Rev.1 - November 2019 did not include in Section 5.0 'Waste Management Details' the disposal locations for concrete waste. Recommendation: Update the WMP to include disposal locations for the concrete waste and any other relevant construction waste materials. Noted that evidence for concrete disposal location was submitted to AQUAS on 2/3/2020.

5.5 Audit Site Inspection

A site walk around the construction site was conducted to review the effectiveness of mitigation measures. The following environmental controls were found to be in place and in good working condition:

- Erosion and sediment controls in place, including silt fence along the boundary of the site
- Site signage in place;
- Site stabilisation for access/egress of trucks;
- Noise and vibration monitoring equipment in place at various locations;
- Noise barriers next to sensitive receivers;
- Wastes management e.g. skip bins for waste at various locations;
- Dust management e.g. rumble grid in place;
- Suitable use of plant and equipment with operator's tickets and logbook in place; and
- General Housekeeping.

There were few observations raised during the site inspection regarding the noise from a generator located in the northern site and a disturbed area near the footpath at the entrance of the site; both observations were addressed immediately during the audit. Please refer to photos of the site inspection in **Appendix E**.

5.6 Suitability of Plans and the EMS

The EMP and sub-plans were generally compliant with the requirements of the Development Consent Conditions 8667. Though, there were few updates identified for the Traffic Management Plan and Waste Management Plan.

Hansen Yuncken 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 8667 is satisfactorily met with the following key strengths noted:

- The Environmental Management Plan (EMP) and majority of sub-plans have been reviewed, updated and implemented;
- The contractor was using a robust system BIM 360 field which tracks non-compliances, incidents, training, equipment maintenance and operator's licenses and competence;

- Environmental inspections have been undertaken fortnightly;
- Internal and external communication mechanisms have been established;
- Consultation with relevant stakeholders and sensitive receivers;
- Disruption notice process is working well with the Hospital Representatives; and
- Environmental controls have been implemented such as:
 - Erosion and sedimentation controls;
 - Silt fence along the boundary of the site;
 - Stabilised access/egress;
 - Noise barriers were installed around sensitive receivers;
 - Dust and vibration monitoring devices were implemented around the site and reports have been received periodically;
 - Rumble grids were installed at the site exit; and
 - Wastes segregation in place.

Appendix A. Auditors Approval

	Planning, Industry & Environment	Contact: [REDACTED] Phone: 4247 1852 Fax: 4224 9470 Email: [REDACTED]
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[REDACTED]
Planning Advisor
Health Infrastructure
PO Box 1060
NORTH SYDNEY NSW 2059

Email: [REDACTED]

31 January 2020

Dear [REDACTED]

**Goulburn Base Hospital Redevelopment (SSD 8667)
Independent Auditor**

I refer to your email letter dated 14 January 2020, seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment ("the Department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Goulburn Base Hospital Redevelopment Project ("the Project").

In accordance with Condition C39 and the *Independent Audit Post Approvals Requirements (June 2018)*, the Planning Secretary has agreed to [REDACTED] as the Auditors for the Project.

Notwithstanding, the agreement for [REDACTED] to be the Auditors for this Project, each respective project approval requires a request for the agreement to the auditors 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 proposed auditors will be considered.

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

Should you have any enquiries in relation to this matter, please contact [REDACTED] Senior Compliance Officer, on 4247 1852 or by email to [REDACTED]

Yours sincerely
[REDACTED]

Team Leader Compliance
as nominee of the Secretary

Department of Planning, Industry & Environment
L2, 84 Crown Street Wollongong NSW 2500 | PO Box 5475 Wollongong NSW 2520 | T 02 4247 1852 | F 02 4224 9470 | www.dpie.nsw.gov.au

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET			AQUAS	
PROJECT:	Goulburn Hospital	AUDIT No.:	AQ1268-01	
AUDITEE:	Hansen Yuckken	LEAD AUDITOR:	[REDACTED]	
MEETING LOCATION:	Goldsmith street, Goulburn			
OPENING MEETING DATE AND TIME:	20/02/2020 8:40am			
CLOSING MEETING DATE AND TIME:	20/02/2020 4:30pm			

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
[REDACTED]	AQUAS	Environmental Audit	[REDACTED]	[REDACTED]
[REDACTED]	AQUAS	Envir Auditor	[REDACTED]	[REDACTED]
[REDACTED]	HANSEN YUCKKEN	SENIOR PROJECT ENGINEER	[REDACTED]	[REDACTED]
[REDACTED]	Hansen Yuckken	Project Manager	[REDACTED]	[REDACTED]
[REDACTED]	Hansen Yuckken	NSW Environmental Coordinator	[REDACTED]	[REDACTED]
[REDACTED]	TSA MANAGEMENT	Assistant PM	[REDACTED]	[REDACTED]
[REDACTED]	TSA	SQM	[REDACTED]	[REDACTED]

Date: 04.06.14

F-02 Audit Attendance Sheet Rev.1

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Uncontrolled when printed

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form	
Project Name:	Goulburn Hospital and Health Service Redevelopment (GHHSR)
Consent Number:	SSD 8667
Description of Project:	Construction of a new four storey Acute Services Building
Project Address:	130 Goldsmith, Goulburn
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	6 March 2020

I declare that I have undertaken the Independent Audits 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 the 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 or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit;
- 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:	[REDACTED]
Signature:	[REDACTED]
Qualification:	Lead Environmental Management System Auditor – Exemplar Global Certificate No. 119536
Company:	AQUAS
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 Descriptor
1.0	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 evidence that the environmental mitigation measures were implemented was sighted i.e. vibration monitors installed at the footing of heritage buildings, erosion and sedimentation control plans were implemented, dust management, waste management, community consultation, traffic controls and noise barriers were installed were required.	Observations raised during the site walk were addressed by HY during the day of audit: 1. Generator behind small shed at North Eastern corner of the site was relocated away from boundary and adjacent CHC building. 2. Turf and lawn seed was placed at the disturbed area near the footpath. HY will monitor sediment run off regularly and maintain the turf or equivalent controls for the duration of the project	Compliant
1.2	A	A2	Terms Of Consent The development may only be carried out:		Non-compliance NC-01: A non-compliant against condition A2 (a & c) was raised based on the following: - number of identified non-compliant raised during this audit. - The EMP did not include the mitigation measures in accordance with EIS.	Non-compliant
1.3	A	A2 (a)	in compliance with the conditions of this consent;	A number of non-compliances raised under Part A and B.		
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;	SSD 8667 was granted on 3/12/18 and drawings were stamped by DPIE on the 3/12/18. A modification (MOD 2) was made and granted on 28/01/2020. Modification included amendments on the architectural plans and a staging report.		
1.5	A	A2 (c)	generally in accordance with the EIS and Response to Submissions; and generally in accordance with the Section 4.55(2) Modification Report and appendices prepared by City Plan, dated 20 September 2019 and the Response to Submissions, prepared by Health Infrastructure dated 4 December 2019, and the further information and appendices prepared by Health Infrastructure, dated 12 December 2019;	EMP Revision 1.0 dated September 2019 did not include reference to the mitigation measures in accordance with the EIS. Note: EMP Revision 2.0 dated February 2020 included the EIS mitigation measures.		
1.6	A	A2 (d)	in accordance with the approved plans in the table below:			

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1.7	A	A2	<ul style="list-style-type: none"> Architectural Drawings prepared by Billard Leece and Peck Von Hartel Landscape Concept prepared by Space Lab Subdivision Plan prepared by Project Surveyors Wayfinding Signage prepared by Minale Tattersfield 	Approved plans were sighted in HI website: http://www.goulburnredevelopment.health.nsw.gov.au/		
1.8	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Modification to the architectural plans (lower ground floor, level 1 and level 3), signage, landscape plans and a Staging Report was submitted to DPIE on 12/12/19. Sighted letter from Blackett Maguire dated 4/7/19, report from Minale Tattersfield dated 10/9/19, report from City Plan dated 20/9/19 and Staging Report from Hansen Yunken 12/12/19. Modification was approved by DPIE on 28/01/2020. EMP and sub-plans were submitted to DPIE on 13/11/2019.		Compliant
1.9	A	A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
1.10	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a) above.			
1.11	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict have been identified. Modification 2 was granted on 28 January 2020 and SSD conditions 8667 were modified accordingly on the 28/01/2020.		Not Triggered
1.12	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.	Condition of Consent SSD 8667 dated 3/12/18. Consent expiration date: 3/12/23. Project is expected to be completed on 11/21.		Compliant
1.13	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.	Compliance with BCA and signage requirements. Sighted: BCA Crown Certificate No. CRO-18160 (Certificate 1) – 08/11/2019		Compliant

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1.14	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
1.15	A	A8	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service Levy Receipt - payment No. 00399825 dated 19/10/2019 was sighted as evidence.		Compliant
1.16	A	A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received.		Not Triggered
1.17	A	A10	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	Evidence of consultation with Council and RMS for Construction Traffic Management were sighted email on the 27/6/29 to Goulburn Mulwaree Council regarding work zone application permit. Also, sighted correspondence with RMS dated 26/11/19 regarding the TMP 31/10/19.		Compliant
1.18	A	A10 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and			
1.19	A	A10 (b)	provide details of the consultation undertaken including:			
1.20	A	A10 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
1.21	A	A10 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
1.22	A	A11	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	Staging Report for the project was sighted: Goulburn Hospital and Health Service Redevelopment Job No: SC124, report was developed 12/12/2019 and approved by DPIE on the 28/01/2020.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.23	A	A11 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	A revised Staging Report was submitted to DPIE on 18/02/2020 for approval.		
1.24	A	A11 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
1.25	A	A11 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
1.26	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.	Staging Report was prepared in consultation with Hansen Yuncken, TSA Management and Health Infrastructure.		Compliant
1.27	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.	Modification 2 was granted on 28/01/2020 and SSD conditions 8667 were modified accordingly on the 28/01/2020. Also, Staging Report approved has been implemented.		Compliant
1.28	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.	Demolition works have not commenced under the SSD approval 8667. Demolition will be conducted in Q3 2020 under Stage 3. Note: Work plans and Statement of Compliance to be submitted to the Certifying Authority before the commencement of works.		Not Triggered

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1.29	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. Notes: <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i>	Evidence Sighted: - BCA Crown Certificate No. CRO-18160 (Certificate 1) – 08/11/2019 - Structural Design Compliance Certificate by Bonacci - 25/10/2019		Compliant
1.30	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.	Designs for external walls and cladding will be developed as part in Q3 2020 as part of the Stage 3.		Not Triggered
1.31	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 and BCA Certificates. No directions received from the Planning Secretary regarding updated or revised versions.		Compliant
1.32	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, Site audit report and independent auditing.	Fortnightly HSE inspections to assess erosion and sedimentation controls, dust, waste management, flora and fauna, traffic control, etc. HSE Audit was conducted on 18/12/2019, all issues raised have been closed within the timeframe. Audit Report in BIM 360. This is the first independent environmental audit by AQUAS.		Compliant

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			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.					
1.33	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:	Website for the project has been set-up in Planning website: http://www.goulburnredevelopment.health.nsw.gov.au/news-and-publications/publications	Non-Compliance NC-02: Not all information or documents required by this condition have been uploaded in a public website i.e.: <ul style="list-style-type: none">- Updated drawings as per MOD 2- Staging Report- EMP and subplans- Performance report- Monitoring results It is recommended that the Contractor include all the required information in the relevant website.	Non-compliant		
1.34	A	A21 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:					
1.35	A	A21 (a) (i)	the documents referred to in condition A2 of this consent;	Approved plans from DPIE in website; however, updated drawings not posted yet.				
1.36	A	A21 (a) (ii)	all current statutory approvals for the development;	SSD 8667 posted				
1.37	A	A21 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	The project website was not up to date on the following items: <ul style="list-style-type: none">- Staging Report;- EMP and subplans;- Performance report; and- Monitoring results.				
1.38	A	A21 (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;					
1.39	A	A21 (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;					
1.40	A	A21 (a) (vi)	a summary of the current stage and progress of the development;					
1.41	A	A21 (a) (vii)	contact details to enquire about the development or to make a complaint;	‘Contact us’ and enquiry form available on the website.				
1.42	A	A21 (a) (viii)	a complaints register, updated monthly;	Public Project Interest Register (Complaint register) posted.				

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1.43	A	A21 (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;	Compliance Audit reporting program posted. Note: This audit report to be posted on the website once finalised.		
1.44	A	A21 (a) (x)	any other matter required by the Planning Secretary; and	No other information has been requested.		
1.45	A	A21 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.	Noted.		
1.46	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 presentation was sighted that included compliance with SSD 9103 Conditions Revision 2 July 2019.		Compliant
1.47	A	A21	Staging The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report (construction) must be prepared and submitted for the approval of the Planning Secretary. Where compliance with conditions is required to be staged due to operation, a Staging Report (operational) must be submitted to the Planning Secretary for approval no later than one month before the commencement of operation of the first of the proposed stages of operation.	Staging report was issued by HY to TSA on the 12/12/19. HI submitted the staging report to DPIE on the same day 12/12/19 as part of the Modification (Mod 2). Staging report was approved by DPIE on the 28/01/2020. A revised staging report was developed and submitted to DPIE on the 18/02/2020, currently waiting for approval.		Compliant
1.48	A	A22	A Staging Report prepared in accordance with condition A21 must:	Staging report 12/12/19 include in Section 2 a table that indicates the stage, the stage activities, an indicative commencement dates and indicative completion dates. Additionally, Appendix A includes a staging matrix for relevant Part A and Part B conditions. Stages have been defined for construction activities only.		Compliant
1.49		A22 (a)	if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;			
1.50		A22 (b)	if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when			

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			operation of each stage will commence and finish (if relevant);			
1.51		A22 (c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Section 3.0 of the report includes the process to manage compliance which will be achieved through the implementation of the EMP, sub-plans, independent audits and compliance monitoring and reporting.		
1.52		A22 (d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 3.0 of the report includes the process to manage potential and cumulative impacts through the implementation of project plans, strategies and protocols.		
1.53		A23	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Project is currently in accordance with Staging report approved by DPIE on the 28/01/2020. A revised staging report was submitted to DPIE on the 18/02/2020, currently waiting for approval.		Compliant
1.54		A24	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Project is progressing in accordance with Staging report approved by DPIE on the 28/01/2020.		Compliant
1.55	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.	Road Occupation License (ROL) No. 0087/1920 granted 29/10/19 at Faithful Street. Workzone permits were applied and granted by Goulburn Council for the period of 12 months from 3/2/2020.		Compliant
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 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.	TSA notification of works commencement was sent to HI on the 6/11/19. Letter with notification of commencement was sent to DPIE on 7/11/19 with the revised commencement date of 11/11/19.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
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.	Certifying Plans, EMP, subplans and Crown Certificate No. CRO-18160 were submitted to DPIE on the 9/11/19. EMP (Rev.1 - Sep 2019) was submitted to the Certifier Authority as part of the CC 1 dated 8/11/19.		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:	Construction started on 11/11/19. Presented BCA Crown Certificate (CC1) dated 8/11/19 which indicates that Structural Design Statement was provided on 25/10/19 by Bonacci Group, part of CC1. Construction Certificate includes compliance with BCA requirements (section B, clause B1.2 and specification C1.1), AS, National Construction Code of Australia 2019.		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 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.	Staging report dated 12/12/2019 indicates that Building Envelope and Facade requirements will be addressed during Stage 3 - Quarter 3 2020. Details of products and approval of materials and products still ongoing. There were Project User Group meetings were facade materials were discussed. Sighted presentation 17/10/19 including materials to be used in the outside structure e.g. extruded porcelain panels. Also sighted PUG Meeting on 31/07/19 included HY, HI, TSA and Hospital personnel.		Not-Triggered
2.7	B	B5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:	Sighted Dilapidation Report dated 30/9/19 by Project Solutions No. 20038. CC1 includes Dilapidation report (No.22 on the list). Copy of the dilapidation report was sent to Goulburn Mulwaree Council received 30/10/19. Also, the first Dial before you Dig enquiry was made on the 22/10/19 Job. no. 18434173 and then updated on 7/02/2020 Job no. 18996224		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;			
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			

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2.10	B	B5 (c)	submit a copy of the dilapidation report to the Certifying Authority and Council.	start on 10/02/2020 - 30 days validity period (10/03/2020).		
2.11	B	B6	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018.	Presented: Remediation Action Plan dated 19/9/18 by Consulting Earth Scientists. Two types of contaminated material were found: lead and asbestos (about 8 spots had contaminated material). Enabling works Contractor contained the asbestos material, it was surveyed, and it has been managed in accordance with the recommendations of the Plan and the External Auditor. Sighted validation from Douglas Partner provided 16/01/2020 for asbestos southern site.		Compliant
2.12	B	B7	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 hospital land use and be provided to the satisfaction of the Certifying Authority.	Site Audit Report has not yet been prepared nor provided to the satisfaction of the Certifying Authority. This still in progress as bulk works still in progress. Report will be required in advance of Stage 2 (structural works) commencing (Q1 2020 – Q3 2020).		Not-Triggered
2.13	B	B8	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 B16 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 Finds - Contamination process has been included in the EMP Section 4.14.8. Asbestos have been the only unexcepted find to date. Asbestos had been treated as per the Remediation Action Plan dated 19/9/18 prepared by Consulting Earth Scientists.		Compliant
2.14	B	B9	Utility 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 have been conducted to date, this will be managed as part of Stage 3 during Q3 2020.		Not-Triggered

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2.15	B	B10	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.	Above ground works will be managed as part of Stage 2 from Q1 2020 to Q3 2020. Consultation with Essential Energy has been conducted. Sighted application requesting electrical reticulation design information for the proposed supply to Lot 5-10, DP 758468 dated 1/6/18. Sighted various drawings from essential energy for overhead, underground cables and conduits.		Not Triggered
2.16	B	B11	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, 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 in place dated 30/09/19 Rev.1 All the relevant details have been included in the Strategy.		Compliant
2.17	B	B11 (a)	identify people to be consulted during the design and construction phases;	Section 2.0 Key Stakeholders		
2.18	B	B11 (b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Section 3.0 Community tools Section 3.3 Letterbox notification and e-newsletters		
2.19	B	B11 (c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Section 3.0 Community tools Section 3.4 key stakeholder updates and briefings		
2.20	B	B11 (d)	set out procedures and mechanisms:	Section 4.0 Feedback mechanisms and procedures		
2.21	B	B11 (d) (i)	through which the community can discuss or provide feedback to the Applicant;			
2.22	B	B11 (d) (ii)	through which the Applicant will respond to enquiries or feedback from the community; and	Section 4.0 Feedback mechanisms and procedures and Section 4.1 Issues, Disputes and Complaints		
2.23	B	B11 (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.	Section 4.1 Issues, Disputes and Complaints Note: 1 complaint re. smoking on hospital grounds 10/01/2020		

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2.24	B	B11	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.	Strategy was approved by Department of Planning in October 2019. Construction commenced 11/11/19.		
2.25	B	B12	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 21 September 2017 to target the equivalent of a minimum 4 Star Green Star rating.	Sighted consultant compliance report prepared by the architect Silver Thomas Hanley (STH) 19/02/2020 indicating that ESD initiatives will be part of CC2 - Stage 2 from Q1 2020 to Q3 2020.		Not-Triggered
2.26	B	B13	Outdoor Lighting All outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces — Pedestrian area (Category P) lighting — Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Outdoor lighting will be part of Stage 3: Installation of services throughout, from Q3 2020 to Q4 2021.		Not-Triggered
2.27	B	B14	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.	Detailed design and construction of accessible elements will commence during Stage 3, Q3 2020 to Q4 2021		Not-Triggered
2.28	B	B15	Environmental Management Plan Requirements Management plans required under this consent must be	Environmental Management Plan Rev.1 dated Sep 2019 and sub-plans were developed.		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			prepared in accordance with relevant guidelines, and include:	EMP included noise, vibration, dust and traffic controls.		
2.29	B	B15 (a)	detailed baseline data;	Section 3.6.3 makes reference to the Legal compliance and other requirements. HYWAY system is used to access 'legislation standards and codes of practice'. Relevant criteria have noted in each sub-plan Section 3.3 and 3.4 of EMP defined the objectives and targets. Section 3.4 of EMP includes KPIs, targets and responsibility. Those are tracked progressively during the project review meeting. Sighted records for HSE inspections - 11/02/2020, 30/01/2020, 24/01/2020 and 19/12/2019. Relevant measures defined in each sub-plan. **However, EIS measures were not included in the EMP (Rev.1 – Sep 2019). Sighted Dashboard for Feb 2020 which includes HSE inspections, incidents - this is stored in BIM 360 system. Waste management included in Section 4.15. Waste reporting in section 4.15.5 and NGER reporting in section 5.3 Section 5.2 indicates inspections are carried out fortnightly. Environmental controls reviewed during inspections include: air, dust, heritage, contaminated soil, erosion and sediment, flora and fauna and waste management. Section 4.14.8 Unexpected finds process includes: protocol for asbestos, contamination, buried structures and volatile contaminants. Also, each section has mitigations strategies. Environmental performance trends are tracked in BIM 360 system and the Dashboard that can	Non-Compliance NC-03: Environmental Impact Statement (EIS) mitigation measures were not included in the EMP (Rev.1 – Sep 2019).	Non-Compliant
2.30	B	B15 (b)	details of:			
2.31	B	B15 (b) (i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);			
2.32	B	B15 (b) (ii)	any relevant limits or performance measures and criteria; and			
2.33	B	B15 (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;			
2.34	B	B15 (c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			
2.35	B	B15 (d)	a program to monitor and report on the:			
2.36	B	B15 (d) (i)	impacts and environmental performance of the development;			
2.37	B	B15 (d) (ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;			
2.38	B	B15 (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;			
2.39	B	B15 (f)	a program to investigate and implement ways to improve the environmental performance of the development over time;			

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				be generated from that system. Also, there is Project Monthly Review meetings.		
2.40	B	B15 (g)	a protocol for managing and reporting any:	Section 5.1.1 environmental incidents to be reported in accordance with HSE Incident procedure. 3.		
2.41	B	B15 (g) (i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	Section 5.2 indicates that NCs issues are raised in BIM360 Filed.		
2.42	B	B15 (g) (ii)	complaint;	Section 4.17 indicates that complaints will be recorded. None so far.		
2.43	B	B15 (g) (iii)	failure to comply with statutory requirements; and	Section 3.4.2 objective to comply with all environmental legislation. Section 5.0 environmental incidents and emergencies to be reported to EPA, SafeWork NSW and Goulburn Mulwaree Council.		
2.44	B	B15 (h)	a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	EMP will be reviewed as part of the PMP dated 1/10/2019. The HYway system indicates that a six-monthly review is required.		
2.45	B	B16	Construction Environmental Management Plan The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	Environmental Management Plan Rev.1 dated Sep 2019		Compliant
2.46	B	B16 (a)	Details of:	Section 4.3 construction hours		
2.47	B	B16 (a) (i)	hours of work;			
2.48	B	B16 (a) (ii)	24-hour contact details of site manager;	Section 4.2 Site Contact details included		
2.49	B	B16 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Section 4.9 air quality and dust control		
2.50	B	B16 (a) (iv)	stormwater control and discharge;	Section 4.10.2 soil, erosion and water quality - mitigation strategies		
2.51	B	B16 (a) (v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Section 4.10.2 soil, erosion and water quality - mitigation strategies		
2.52	B	B16 (a) (vi)	groundwater management plan including measures to prevent groundwater contamination or level change;	Section 4.14.4 release of contaminants to soil and groundwater		

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2.53	B	B16 (a) (vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Section 4.16 - Visual. Indicates that external lighting will be in accordance with AS 4282-1997.		
2.54	B	B16 (a) (viii)	community consultation and complaints handling;	Section 4.17 environmental complaints.		
2.55	B	B16 (b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);	Construction Traffic Management Plan dated 05/07/19 Issue A		
2.56	B	B16 (c)	Construction Noise and Vibration Management Sub-Plan (see condition B19);	Noise and Vibration Management Plan dated 02/10/19 Rev.1		
2.57	B	B16 (d)	Construction Waste Management Sub-Plan (see condition B20);	Waste Management Plan dated November 2019 Rev.1		
2.58	B	B16 (e)	Construction Soil and Water Management Sub-Plan (see condition B21)	Section 4.10 Soil, erosion and water quality		
2.59	B	B16 (f)	an unexpected finds protocol for contamination and associated communications procedure;	Section 4.14.8 Unexpected finds		
2.60	B	B16 (g)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Section 4.12 includes archaeology & cultural heritage, includes aboriginal objects or historic relics protocols.		
2.61	B	B16 (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.	Waste Management Plan dated November 2019 Rev.1 - section 5.0 includes waste management details.		
2.62	B	B17	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.	EMP (Rev.1 Sep 2019) was submitted to the Certifier and approved on the 8/11/19. Copy of the EMP was provided to DPIE on 9/11/19.		Compliant
2.63	B	B18	Construction Traffic and Pedestrian Management Sub-Plan The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Construction Traffic Management Plan dated 05/07/19 Issue A	Non-Compliance NC-04: The Construction Traffic Pedestrian Management Sub-Plan (CTPMSP) Issue A - 5/7/19 did not include how to minimise Road Traffic Noise as part of the Driver Code of Conduct. Note: This has been rectified in the Issue D of the CTPMSP dated 02/03/2020.	Non-Compliant
2.64	B	B18 (a)	be prepared by a suitably qualified and experienced person(s);	Prepared by GTA Consultants (NSW) Pty		
2.65	B	B18 (b)	be prepared in consultation with Council and RMS;	Sighted email on the 27/6/29 to Goulburn Mulwaree Council regarding work zone application permit. Also, sighted		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				correspondence with RMS dated 26/11/19 regarding the TMP 31/10/19.		
2.66	B	B18 (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;	Section 4.1 Traffic Control Plan, section 4.2 pedestrian management, section 4.3 public transport		
2.67	B	B18 (d)	detail heavy vehicle routes, access and parking arrangements;	Section 3.7, 3.4 and 3.3 respectively		
2.68	B	B18 (e)	include a Driver Code of Conduct to:	Section 4.9 includes details for the driver code of conduct, Section 3.7 includes details for Construction vehicles routes and Section 3.4 indicates the Site Access. **Note: Plan (Issue A) did not include how to minimise Road Traffic Noise as part of the code of conduct. This has been rectified in Issue D dated 02/03/2020.		
2.69	B	B18 (e) (i)	minimise the impacts of earthworks and construction on the local and regional road network;			
2.70	B	B18 (e) (ii)	minimise conflicts with other road users;			
2.71	B	B18 (e) (iii)	minimise road traffic noise; and			
2.72	B	B18 (e) (iv)	ensure truck drivers use specified routes;			
2.73	B	B18 (f)	include a program to monitor the effectiveness of these measures; and	Section 4.7 - Daily site inspections before the start of the construction activities to be done by the traffic management supervisor and site manager		
2.74	B	B18 (g)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes; and	Section 4.10 - public notification		
2.75	B	B19	Construction Noise and Vibration Management Sub-Plan The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Noise and Vibration Management Plan dated 02/10/19 Rev.1		Compliant
2.76	B	B19 (a)	be prepared by a suitably qualified and experienced noise expert;	Prepared by Wood & Grieve Engineers		
2.77	B	B19 (b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Section 4.1 Construction Noise Criteria		
2.78	B	B19 (c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Section 5.0 Construction Noise Assessment		

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2.79	B	B19 (d)	include strategies that have been developed with the community for managing high noise generating works;	Section 5.4 Construction Noise results includes recommendations to minimise community disturbance		
2.80	B	B19 (e)	describe the community consultation undertaken to develop the strategies in condition B19(d);	Section 7.3 Complaint handling procedures and community liaison		
2.81	B	B19 (f)	include a complaints management system that would be implemented for the duration of the construction;	Section 7.3 Complaint handling procedures and community liaison		
2.82	B	B20	Construction Waste Management Sub-Plan The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:	Waste Management Plan (WMP) dated November 2019 Rev.1.	Non-Compliance NC-05: Waste Management Plan (WMP) Rev.1 - November 2019 did not include in Section 5.0 'Waste Management Details' the disposal locations for concrete waste.	Non-Compliant
2.83	B	B20 (a)	detail the quantities of each waste type remaining on site from its prior uses, waste generated during construction and the proposed reuse, recycling and disposal locations;	Section 5.0 Waste Management Details indicated that excavated materials disposal is to be completed by Hi-Quality Waste Management Pty. Sighted License No.10398 (12 September). Last for 5 years. ***However, section 5.0 Waste Management Details did not include disposal facilities for concrete waste. Presented Environmental Treatment Solutions (EPS) License No. 13230 (15 December) and A.J & B.M. WYBROW EPA License No. 20724 (12 December). Docket sighted for removal of concrete about 22tons 20/01/2020 by Affective Services Pty however docket did not include the disposal facility.		
2.84	B	B20 (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.	Section 4.1.13 Disposal has some details Section 5.0 - Disposal facility for Excavated Materials identified. For the other materials it will be identified as they progressed on the project.		
2.85	B	B21	Construction Soil and Water Management Sub-Plan The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSPP) and the plan must address, but not be limited to the following:	This has been included in the EMP - Section 4.10 Soil, erosion and water quality.		Compliant

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2.86	B	B21 (a)	be prepared by a suitably qualified expert, in consultation with Council;	Prepared by HY Senior Project Engineer as part of the EMP. Soil and Water Management Plan (drawing) was prepared by Bonacci May 2019 CV-MW-00-00005 7/11/19 (Rev.1) and 14/02/20 (Rev.2) An email was sent to Goulburn-Mulwaree Council on the 25/2/2020. Council indicated that site proposed measures were appropriate, and no sediment basin is required for the site.		
2.87	B	B21 (b)	describe all erosion and sediment controls to be implemented during construction;	Section 4.10 includes likely impacts and mitigation strategies and Soil and water management plan includes site inspection and maintenance conditions		
2.88	B	B21 (c)	provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Soil and water management plan drawing dated 05/2019 prepared by Bonacci included sediment fence details and sedimentation basin.		
2.89	B	B21 (d)	detail all off-Site flows from the Site;	Soil and water management plan drawing prepared by Bonacci included the overland flows.		
2.90	B	B21 (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);	Section 4.10.2 mitigation strategies - stormwater shall be diverted to retention basins.		
2.91	B	B22	Construction Parking Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that a binding agreement has been entered into with the NSW Department of Education for the establishment and use of a temporary hospital car park on land at the corner of Fitzroy and Mount Street at the Wollondilly Public School, or suitable alternative location as agreed to by the Planning Secretary.	CTMP section 3.3. indicates that an agreement is in place between HI and NSW Department of Education. Sighted license agreement 21 Feb 2019. Commencement date 1/1/19 terminating date 31/12/2023. Signed off sheet sighted for carparking executed by HI 20/2/19 and project director.		Compliant
2.92	B	B23	With regard to the temporary car park required by condition B22:	Siteworks and stormwater drainage plan prepared by Bonacci dated 17/10/2019		Compliant
2.93	B	B23 (a)	a minimum 120 car parking spaces must be provided for the use of construction workers associated with the	Drawing No. CV-MW-00-00230 Rev. B. Carpark layout in place showing the 124 spaces.		

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			hospital redevelopment for the duration of the construction period, the management of which must be incorporated into the CTPMSP required by condition B18.	Included in the CTMP section 3.3. This requirement will be triggered at the commencement of Stage 2 (Q1 -2020).		
2.94	B	B23 (b)	any spaces within the carpark that are not required by construction workers once the construction of the Acute Services Building is complete must be made available for the use of hospital staff until all approved car parking on the hospital campus is operational.	Noted.		
2.95	B	B24	Stormwater Management System Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	BCA Crown Certificate 8/11/19 Blackett Maguire Goldsmith sighted including: Stormwater drainage plan prepared by Bonacci drawing no. CV-MW-00-00030 Rev. L dated 23/10/19. Stormwater drainage details sheet 2 (OSD), drawing no. CV-MW-00-00033 Rev. E dated 25/10/19. Civil Construction Design Certificate 16/10/19 from Bonacci included the Stormwater management system.		Compliant
2.96	B	B24 (a)	be designed by a suitably qualified and experienced person(s);	Drawings prepared by Bonacci.		
2.97	B	B24 (b)	be generally in accordance with the conceptual design in the EIS;	Civil Construction Design Certificate 16/10/19 from Bonacci indicates it compliance with the EIS.		
2.98	B	B24 (c)	be in accordance with applicable Australian Standards;	Reference to AS/NZS 3500.3 and AS/NZS 3005.5 included.		
2.99	B	B24 (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;	Reference to Australian Rainfall & Runoff (ARR 2016) and Landcom 2004 Managing Urban Stormwater included in certificate.		
2.100	B	B25	Operational Noise — Design of Mechanical Plant and Equipment Prior to the installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018, into the detailed design drawings. The	The operational noise - design of mechanical plant & equipment will be part of Stage 3: Q3 - 2020. Included in the Staging Report dated 12/12/2019.		Not-Triggered

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			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 Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.			
2.101	B	B26	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.	TMP was sent to RMS on the 31/10/19. Sighted RMS response dated 26/11/19 regarding the TMP dated 31/10/19, with no comments.		Compliant
2.102	B	B27	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 The use of air-conditioning in buildings — Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings — Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.	Mechanical Ventilation will be part of Stage 3 - Qt 3 - 2020. Included in the Staging Report dated 12/02/2020		Not-Triggered
2.103	B	B28	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:	Part of the TMP: section 3.4 and 4.9 indicates that vehicles enter and exit the site in forward direction. TMP was sent to Certifying authority 5/7/19 and approved 8/11/19 as part of CC1.		Compliant
2.104	B	B28 (a)	all vehicles must enter and leave the Site in a forward direction;			
2.105	B	B28 (b)	minimum of 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;	Consultant Compliance Report 2 from STH 15/11/19 (Design Certificate) indicates that there will be 197 car park spaces. Sighted Site Plan - proposed main works - S4.55 Mod application No. AA-02-02 Rev. A dated 13/09/19 showing parking numbers.		

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2.106	B	B28 (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;	Section 4.1 of the TMP		
2.107	B	B28 (d)	the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and	Swept paths included in Appendix B of the TMP		
2.108	B	B28 (e)	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	TMP - pedestrian management included in section 4.2.		
2.109	B	B29	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:	Bicycle parking and end of trip facilities will be part of Stage 2: Q1 – 2020 to Q3 2020. Included in revised Staging Report dated 12/02/2020.		Not-Triggered
2.110	B	B29 (a)	the provision of a minimum 12 staff and 8 visitor bicycle parking spaces;			
2.111	B	B29 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;			
2.112	B	B29 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			
2.113	B	B29 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.114	B	B29 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.115	B	B30	Public Domain Works Prior to the commencement of any footpath or public domain works, 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	Email to Goulburn Council for the Road Opening Permit Application was sighted 27/6/19. Goulburn Council approval for Faithful street application No. RO/0087/1920 provided on 29/10/19, valid for 3 months. Cross overs in that street. Notice of determination of a section 138 application.		Compliant

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			documentation of approval for each stage from Council to the Certifying Authority.			
2.116	B	B31	Archival Recording Prior to the commencement of demolition works on-site, a photographic archival record of the Pathology Specimen Collection building and Reception buildings is to be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Goulburn Hospital & Health Service Redevelopment, prepared by Perumal Murphy Alessi, dated June 2018 and the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A copy is to be submitted to Planning Secretary and Council prior to demolition works commencing.	Archival Recording will be part of Stage 3: Q3 - 2020. Included in the revised Staging Report dated 12/02/2020.		Not-Triggered
2.117	B	B32	Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Compliance Monitoring and Reporting Program (CMRP) prepared by Hansen Yuncken on 6/11/19. Revised CMRP reflecting the revised commencement date (11/11/19) was sent to DPIE 7/11/19. Pre-Construction Compliance Report (PCCR) prepared by Hansen Yuncken in 9/11/19 (#1) was sent to DPIE on 8/11/19 and the Certifier on 14/11/19 through Aconex no. HY-GCOR-001628. CMRP and PCCR are available in the website.		Compliant
2.118	B	B33	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.	No request to cease the ongoing annual operational compliance reports received to date.		Not-Triggered

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
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.	Hard copies of approved plans were available onsite. A Project Management Plan (PMP) document register page including signature of HY approver was also used and signed. However, it does not include the approval from Certifying body or DPIE.	Opportunity for Improvement 01: PMP register to include the date when the plans were approved by Certifying Authority and DPIE to ensure those plans are used on site.	Compliant
3.2	C	C2	Site Notice A site notice(s):	The Site notice was displayed at the entrance of the site.	Note: During the audit the site notice did not include the name of the certifier authority, structural engineer and approved hours of work. However, this was promptly rectified by the contractor and this requirement is now compliant.	Compliant
3.3	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.			
3.4	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:			
3.5	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C	C2 (b) (iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
3.8	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.9	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Equipment, Plant registrations and maintenance records Register part of the BIM 360 Field.	Plant verification checklist is completed every 3 months. Sighted Excavator Plant No. 0014, logbook available and daily inspection checklist completed by operator. Also the high	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.			

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				identification checklist included safety and environmental checks.		
3.12	C	C4	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	No demolition has been carried out. Demolition works will be conducted around June 2020. Note: HY to ensure that the work plans, and the statement of compliance are submitted to the Certifying Authority before the commencement of works.		Not Triggered
3.13	C	C5	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction hours of work included in the EMP. Works were normally conducted within the normal standard hours. Only one work outside work hours was conducted to date. Refer to condition C6.		Compliant
3.14	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
3.15	C	C5 (b)	between 8am and 1pm, Saturdays.			
3.16	C	C5	No work may be carried out on Sundays or public holidays.			
3.17	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:	Works was conducted based on the C6b - removal of asbestos contaminated materials. Disruption notice was sent to the Hospital. Sighted Disruption Notice and Consultation with the hospital LHD and TSA on 28/01/2020. Approval was granted on 3/02/2020.		Compliant
3.18	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
3.19	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.20	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.21	C	C6 (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.			
3.22	C	C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.23	C	C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	None of these activities have been conducted at the site so far.		Not Triggered
3.24	C	C7 (a)	9am to 12pm, Monday to Friday;			
3.25	C	C7 (b)	2pm to 5pm Monday to Friday; and			
3.26	C	C7 (c)	9am to 12pm, Saturday.			
3.27	C	C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The Environmental Management Plan (EMP) and majority of sub-plans have been reviewed, updated and implemented with the following strengths sighted during the audit: <ul style="list-style-type: none"> • The contractor was using BIM 360 (a robust system) which tracks non-compliances, incidents, training, equipment maintenance and operator's licenses and competence; • Environmental inspections have been undertaken fortnightly; • Internal and external communication mechanisms have been established; • Consultation with relevant stakeholders and sensitive receivers has been undertaken; • Disruption notice process is working well with the Hospital Representatives. Implemented Environmental controls include: <ul style="list-style-type: none"> • Silt fence along the boundary of the site • Stabilised access/egress • Noise barriers were installed around sensitive receivers • Dust and vibration monitoring devices were implemented around the site • Rumble grids were installed at the site exit • Wastes segregation in place 	Note: The two observations made during the site walk were noted but have been addressed immediately during the day of the audit: <ol style="list-style-type: none"> 1. Disturbed area - Footpath batter access requiring erosion and sediment controls. Turf and seeding was conducted to address the issue. 2. Generator located adjacent to Community Health Building needed noise controls. The generator was removed from its location and noise blanket installed. 	Compliant
3.28	C	C9	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located	A work zone permit was applied and approved by the Goulburn Council for the period of 12 months from 3 February 2020. Approval Letter dated 3/2/20.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			in an approved on-street work zone, and vehicles must enter the site before stopping.			
3.29	C	C10	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.	Road Occupation License (ROL) No. 0087/1920 granted 29/10/19 at Faithful Street.		Compliant
3.30	C	C11	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 Safe Work requirements.	Site was secured, and wayfinding signage was clear. Online site-specific induction and Hansen Yuncken general induction completed by workers. BIM 360 Field was also used to keep records of site inductions and workers tickets.		Compliant
3.31	C	C12	Hoarding Requirements The following hoarding requirements must be complied with:	No hoarding has been installed to date. Only ATF fencing. No graffiti noted.		Not Triggered
3.32	C	C12 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;			
3.33	C	C12 (b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and			
3.34	C	C12 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.35	C	C13	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 and circumstances, unless prior approval has been obtained from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	No obstruction of public way, no trucks parked outside, all equipment were contained within the site fenced boundary.		Compliant
3.36	C	C14	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	Attended noise monitoring were conducted and no exceedances reported.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			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.			
3.37	C	C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Contractors aware of workings hours and controls on site. No complaints received regarding workers starting prior to 7am.		Compliant
3.38	C	C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Plant and vehicles had beepers and flashing light on site.		Compliant
3.39	C	C17	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.	There has been only 1 noise complaint raised on 6/2/20 by the Community Health Building regarding noise. This was rectified by putting up noise barriers.		Compliant
3.40	C	C18	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	Vibration monitors were installed at building footings of the heritage buildings. No exceedances have been recorded to date.		Compliant
3.41	C	C18 (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			
3.42	C	C18 (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).			
3.43	C	C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18	No vibratory compactors used within 30 metres from residential buildings. Vibration monitors were installed at building footings of the heritage buildings.		Not Triggered
3.44	C	C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent.	Noted.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.45	C	C21	Tree Protection For the duration of the construction works:	One tree was removed.		Not Triggered
3.46	C	C21 (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;	No street trees requiring protection.		
3.47	C	C21 (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;			
3.48		C21 (c)	all trees on the site must be suitably protected during construction as per recommendations of the report titled Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 8 November 2017; and			
3.49		C21 (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.			
3.50	C	C22	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No dust generated during inspection. No complaints received regarding dust.		Compliant
3.51	C	C23	During construction, the Applicant must ensure that:	Water cart is used during dry and windy season. Process in place for truck loads to be covered.		Compliant
3.52	C	C23 (a)	exposed surfaces and stockpiles are suppressed by regular watering;			
3.53	C	C23 (b)	all trucks entering or leaving the site with loads have their loads covered;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.54	C	C23 (c)	trucks associated with the development do not track dirt onto the public road network;	Rumble grid installed at the exit gate.		
3.55	C	C23 (d)	public roads used by these trucks are kept clean; and	Street sweeper available, as required.		
3.56	C	C23 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	During the site inspection a disturb area was noted in the footpath batter. This was rectified by placing a turf and lawn seed on either side of Faithfull St crossovers.		
3.57	C	C24	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.	Erosion and sedimentation controls as per the plan revision were implemented on site. The observation made during the site walk was addressed by HY and evidence of closure (photos) were sighted by the auditors. See photos in Appendix E. Hansen Yuncken will monitor sediment run off regularly and maintain the turf or equivalent controls for the duration of the project		Compliant
3.58	C	C25	Imported Soil The Applicant must:	No imported soil brought to site to date.		Not Triggered
3.59	C	C25 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			
3.60	C	C25 (b)	keep accurate records of the volume and type of fill to be used; and			
3.61	C	C25 (c)	make these records available to the Certifying Authority upon request.			
3.62	C	C26	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 pumping of any groundwater or discharge of water conducted to date. From the recent heavy rains, the stormwater runoff was collected within the site temporary turkey nest.		Not Triggered
3.63	C	C27	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	No unexpected finds to date, but process in place.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			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.			
3.64	C	C28	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	No unexpected finds to date, but process in place.		Not Triggered
3.65	C	C29	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.	General waste contained within the bin provided on site, not much waste on site. Contractor noted that during main works more waste bins will be implemented for segregation.		Compliant
3.66	C	C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	BIM 360 field managed the waste tracking. General waste report has not come through yet. Small concrete waste sighted onsite.		Compliant
3.67	C	C31	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.	ACM and lead contaminated material were disposed offsite. Evidence provided Waste Register and validation reports sighted.		Compliant
3.68	C	C32	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.	Sump lined with geofabric was used as temporary concrete wash bay which was moved due to footing works. This will be re-established once concrete works commence.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.69	C	C33	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.	Asbestos are managed by Douglas Partner. Sighted waste register and asbestos removal validation reports date 16/01/2020. Asbestos removal license no. 211677. SafeWork NSW notification was conducted on 21/10/2019 for non-friable asbestos removal, by Affective Services Australia Pty Ltd. SafeWork NSW notification was conducted on 25/10/2019 for friable asbestos removal (25 sqm), by Affective Services Australia Pty Ltd.		Compliant
3.70	C	C34	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 .	BIM 360 Field is the system used for reporting and closing out incidents. Hansen Yuncken had recorded some internal incidents in BIM relating to property damage and hitting an internal redundant pipe not connected to public infrastructure. These events are not considered to be incidents as per the SSD conditions definition. All have been closed in BIM 360.		Compliant
3.71	C	C35	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.	1 non-compliance was raised for the timing of the Compliance Audit Monitoring Programme. This was notified by the DPIE on 13/12/2019. 1 non-compliance was raised for the Independent Audit programme submission was made on 14/01/2020. All non-compliances were documented on the Pre-Construction Compliance Report (PCCR). Report Rev. B was sent to DPIE on 28/11/19. Majority of non-compliances were addressed with the Staging Report.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.72	C	C36	Revision of Strategies Plans and Programs Within three months of:	Staging Report has been developed after the Non-compliances raised in the Pre-Construction Compliance Report (PCCR). Staging report was part of Modification 2 dated 12/12/2019 and approved by the DPIE on the 28/01/2020. SWMS were updated as part of the corrective action. SWMS for High Risk Effective Services Stormwater Excavation Rev.3 dated 05/11/2019 was updated with mark up. None to date Modification 2 approval received from DPIE on the 28/01/2020.		Compliant
3.73		C36 (a)	the submission of a compliance report under condition B32;			
3.74		C36 (b)	the submission of an incident report under condition C34;			
3.75		C36 (c)	the submission of an Independent Audit under condition B33;			
3.76		C36 (d)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			
3.77		C36	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.			
3.78		C37	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Staging Report developed as part of Modification 2 dated 12/12/19. A revision of the report was made on the 18/02/20; waiting for approval from DPIE. Submission of EMP and all relevant sub-plans to DPIE was made 13/11/19. <i>Note: Revised EMP to be submitted to CA for approval within 6 weeks from revision.</i>		Compliant
3.79	C	C38	Independent Environmental Audit No later than two months before 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.	Audit Program was not submitted within the required timeframe (11/01/2020). Program was submitted to DPIE on 14/01/2020 which was 3 days after the due date of submission. Non-compliant report was submitted to DPIE on 14/01/2020 within 7 days from it was known.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				Letter from DPIE with approval for AQUAS auditors was received on the 31/01/2020.		
3.80	C	C39	Independent Audits of the development must be carried out in accordance with:	Audit Program prepared by AQUAS 20/12/19.		Compliant
3.81	C	C39 (a)	the Independent Audit Program submitted to the Department and Certifying Authority under condition C38 of this consent; and	Program was submitted to DPIE on 14/01/2020.		
3.82	C	C39 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	This is the first audit and it follows the audit program and the IAPAR document (Department 2018)		
3.83	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	This is the first independent environmental audit. Independent Audits not been required to be undertaken at different times to date.		Compliant
3.84	C	C40 (a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;			
3.85	C	C40 (b)	submit the response to the Department and the Certifying Authority; and			
3.86	C	C40 (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.			
3.87	C	C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Noted.		Not-triggered
4	APPENDIX A - WRITTEN NOTIFICATION AND REPORTING					

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
6.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C42 or, having given such notification, subsequently forms the view that an incident has not occurred.	No notifiable incidents.		Not-triggered
6.2	Appx	2	Written notification of an incident must:	No notifiable incidents.		Not-triggered
6.3	Appx	2 (a)	identify the development and application number;			
6.4	Appx	2 (b)	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
6.5	Appx	2 (c)	identify how the incident was detected;			
6.6	Appx	2 (d)	identify when the applicant became aware of the incident;			
6.7	Appx	2 (e)	identify any actual or potential non-compliance with conditions of consent;			
6.8	Appx	2 (f)	describe what immediate steps were taken in relation to the incident;			
6.9	Appx	2 (g)	identify further action(s) that will be taken in relation to the incident; and			
6.10	Appx	2 (h)	identify a project contact for further communication regarding the incident.			
6.11	Appx	3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No notifiable incidents.		Not-triggered
6.12	Appx	4	The Incident Report must include:	No notifiable incidents.		Not-triggered
6.13	Appx	4 (a)	a summary of the incident;			
6.14	Appx	4 (b)	outcomes of an incident investigation, including identification of the cause of the incident;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
6.15	Appx	4 (c)	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			
6.16	Appx	4 (d)	details of any communication with other stakeholders regarding the incident.			

Appendix E. Audit Photos

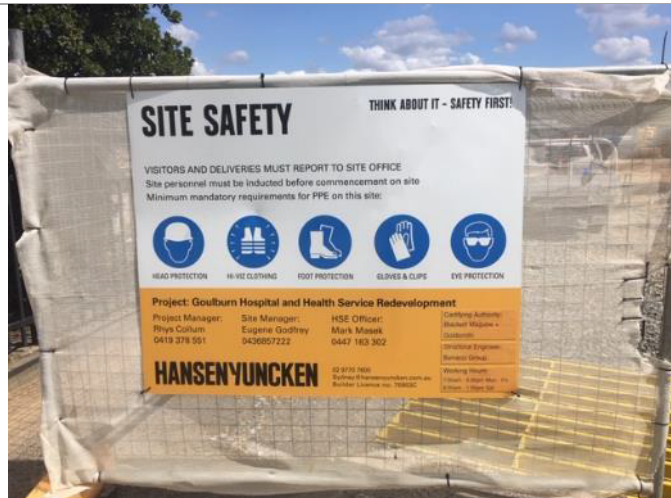


Photo 1 – Site notice at project entrance



Photo 2 – Construction site signage in place



Photo 3 – Rumble grid in place at the site entrance



Photo 4 – Entry to site free of dust. Water cart available



Photo 5 – Sediment fencing was installed around the perimeter



Photo 6 – Erosion and sedimentation controls at the low point area of the site



Photo 7 – Footpath batter at site entrance has been turfed and seeded.



Photo 8 – Footpath batter at site entrance has been turfed and seeded.



Photo 9 – Current works onsite – piling works and drainage works.



Photo 10 – Waste bins in place to be emptied.



Photo 11 – Vibration monitoring equipment near sensitive areas



Photo 12 – Noise Barriers near sensitive areas

Appendix F. Consultation Records

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 18 February 2020 1:52 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Goulburn Hospital (SSD 8667) Initial Independent Environmental Audit - Consultation

Dear [REDACTED]

As this is the first audit my preference is to focus on activities appropriate to early works, ie decontamination, site establishment, civil works and inground services.

Given the disruption through January from fire, smoke, dust storms and now rain, we are pleased with how Hansen Yuncken have managed to date and have no particular concerns.

Please don't hesitate to call if you would like to chat prior or on the day of the audit.

Regards

[REDACTED]

On 18 Feb 2020, at 11:33 am, [REDACTED] wrote:

Hi [REDACTED]

AQUAS sent an email on the 12 Feb 2020 to obtain your input/feedback in relation to Goulburn Hospital project construction activities and their environmental impacts.

We kindly ask you to provide any feedback or indicate any specific areas where you would like us to focus during the first Independent Environmental Audit that will be carried out this Thursday 20 February 2020.

The audit will verify compliance with the Development Consent SSD 8981 and will be in accordance with the DPIE - Independent Audit Post Approval Requirements (June 2018) document.

Your feedback is appreciated.

Thank you and regards,

[REDACTED] Senior Management Consultant / HSEQ Auditor |
AQUAS | T +61 2 9956 1251 | [REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Goulburn Hospital (SSD 8667) Initial Independent Environmental Audit - Consultation
Date: Wednesday, 19 February 2020 7:23:38 PM
Attachments: Goulburn Hospital - Independent Environmental Audit Agenda 02.2020.pdf
SSD 8667 Development Consent Goulburn Hospital Redevelopment.pdf
[DoPE Independent-audit-post-approval-requirements-2018-06.pdf](#)

Hi [REDACTED]

Thanks for the details to provide targeted feedback

I have been exposed to project since end of October 2019. Please see below feedback pertaining to relevant Development Consent Conditions that I have been exposed to.

A10 – Evidence of Consultation

HY has been consulting with relevant stakeholders to manage disruptions. The disruption notification and management process/ tool has been recently modified/ refined to enable all relevant information about the disruption are communicated effectively and formal sign-off is currently in place

A18 – Monitoring and Environmental Audits

HY advised as part of a recent disruption management process that monitoring for asbestos occurred

B5 – Protection of Public Infrastructure

Some of the recent disruptions affected access to existing buildings/ spaces around the construction site. HY consulted with relevant hospital staff to ensure access were maintained for these disruption. There was one incident where access to emergency vehicles was affected during works. HY assisted in the rectification of the issue promptly.

B9 and B10 – Utilities and Services

HY does seek approval to commence any works that affects utilities and services to the hospital and accommodates the considerations

B11 – Community Communication Strategy

There is a communication plan in place currently. Please liaise with Kerry Hort for more information on this

B13 – Outdoor Lighting

HY did provide appropriate lighting to relevant areas as part of managing the disruptions

B14 – Access for people with disabilities

There hasn't been any issues with providing access to people with disabilities. In saying this to better be prompted on this item, HY can include an item within the current DN template/ tool to prompt/ consider issues associated with access for people with disabilities

C14 – Construction Noise Limits

As part of disruption management, if noise was an issue during works, HY has worked with the relevant stakeholder to halt the works

I know you are getting feedback from other hospital/ LHD staff. I suggest you get feedback from our Asset services team if they are not already on the list as I can see lots of technical items that they may provide feedback on

If you have any queries please let me know

Cheers

[REDACTED]
Operations Manager | Goulburn Base Hospital and Health Service | Southern NSW Local Health District

130 Goldsmith Street (Locked Bag 15)
Goulburn NSW 2580
Tel [02 48273267](tel:0248273267) | Fax [02 48273248](tel:0248273248) | Mob [REDACTED]

I acknowledge and pay my respects to the traditional custodians of the land I work on, and extend my respect to elders past & present.