

Independent Audit Report
Wyong Hospital Expansion
Construction Compliance Audit No. 1

SSD 9536

June 2020

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1 Executive Summary

This report details the process and findings of an audit conducted on Richard Crookes Constructions, who have been appointed as Head Contractor for the delivery of the Wyong Hospital Expansion Project on behalf of health Infrastructure.

On 29 August 2019, the NSW Department of Planning and Environment approved the State Significant Development application (SSD 9536) for construction and operation of the Wyong Hospital Redevelopment. The planning approval is the result of a thorough assessment of the proposal and its environmental impacts.

Ken Cameron from Ken Cameron & Associates has been engaged to undertake independent audits of the Wyong Hospital Expansion Project. The audit has been conducted in accordance with the *Independent Audit Post Approval Requirements (DPIE 2018)*. The site audit was conducted on the 23 June 2020.

The prime objective of the audit was to confirm that the project is meeting the requirements of the SSDA 9536 Conditions of the planning approval, and that the Environmental Management Plan requirements are being effectively implemented on the project with records that demonstrate compliance with the requirements of the Management Plans.

The audit determined that Richard Crookes Constructions have established appropriate controls for the management of environmental requirements for the projects in accordance with the requirements of SSDA. Control systems have been developed by Richard Crookes Constructions for site construction activities, with subcontractor support as appropriate.

Key findings from this review process are as follows:

- SSDA 9536 have generally been effectively addressed in the management plans and supporting documents, and could be demonstrated during the site audit
- All necessary submissions to the Certifying Authority have been made in accordance with the SSDA requirements.
- Richard Crookes Constructions could demonstrate a clear understanding of the responsibility for the effective implementation of Environmental Management Plan systems on the project.
- Control systems on site are appropriate to achieve the stated environmental objectives

Controls observed on site and from a review of the provided documentation demonstrates an active commitment by RCC to the implementation of best practice in environmental control measures.

Of the 149 Consent Conditions that have been identified for this project, this audit determined that there were 73 compliant items, no non-compliant items and 76 not triggered items.

Key area for improvement is in the renewal of erosion and sedimentation control measures on site. There is also a need to monitoring the status of car parking of site personnel, which has the potential to impact on hospital parking operations.

In summary, the key finding from the audit process is that Richard Crookes Constructions are generally complying with the requirements of SSDA 9536 and the Construction Environmental Management Plan, with evidence of implementation of process as necessary for meeting the environmental objectives for the project.

Ken Cameron

Auditor

2 Introduction

2.1 Background

The NSW Government's Wyong Hospital Expansion is designed to provide an increase in overall service capacity with the development of a new services building. The new building will include:

- a new and expanded Emergency Department
- a new and expanded Intensive Care Unit
- a new Psychiatric Emergency Care Centre
- a new Paediatric Unit
- a new and expanded Medical Imaging Department
- a new and expanded Medical Assessment Unit
- additional inpatient beds with future expansion space

On 29 August 2019, the NSW Department of Planning and Environment approved the State Significant Development application (SSD 9536) for construction and operation of the Wyong Hospital Expansion. Main works construction of the new hospital building commenced in late 2019, with works are expected to be completed in early 2022.

Health Infrastructure NSW are the proponent of the new development, with the following key parties involved in the project:

Project Manager:	Colliers International
Project Architect:	HDR
Head Contractor:	Richard Crookes Constructions (RCC)
Principal Certifying Authority:	BM+G

As part of the SSDA Conditions, the proponent is required to engage an Independent Auditor, with an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.

This report presents the findings of the initial independent audit of the Wyong Hospital Expansion Project

2.2 Audit Team

The audit was conducted by Ken Cameron, who is the principal of Ken Cameron & Associates Pty Ltd

2.3 Audit Objectives

The following are the Objectives for the conduct of the independent environmental audit:

- 1) Confirm that the project is meeting the requirement of the SSDA 9536 Conditions of the planning approval.
- 2) Confirm that the Environmental Management Plan requirements are being effectively implemented on the project with records that demonstrate compliance with the requirements of the Management Plans
- 3) Confirm the suitability and effectiveness of the Environmental Management Plan, Construction Environmental Management Plan and associated sub-plans to minimise the impact of the development on the environment
- 4) Verify project compliance with the relevant national, local or other laws and regulations applicable to this development

2.4 Audit scope

The scope of the audit was to:

- 1) Review the implementation of the Construction Environmental Management Plans and associated subplans for current activities on site
- 2) Review the environmental control processes being implemented for current site activities
- 3) Confirm compliance with the SSDA 9536 conditions for the audit period

2.5 Audit period

The audit covers the period from the 16 January 2020 to the 23 June 2020.

3 Audit methodology

3.1 Selection and endorsement of the audit team

RCC nominated Ken Cameron to DPIE on the 28 October 2019, with DPIE providing agreement for Ken Cameron to conduct the Independent Environmental Audits on 31 October 2019

Ken Cameron is independent from the project and free from any actual, potential or perceived conflicts of interest. A written declaration of independence is to be found in Appendix C of this report

3.2 Independent audit scope development

The Independent Audit Program was submitted to Health infrastructure on 26 November 2019, and was subsequently accepted by DPIE.

The Audit program has been posted on the project website.

Planning for this audit was conducted by way of emails between the auditor and RCC. RCC advised the Project Manager and HI of the conduct of the audit. No specific areas for review were identified prior to the conduct of the audit.

The audit was scheduled to be conducted over one day.

3.3 Compliance evaluation

3.3.1 Pre audit preparation

The Audit Table, to be found in Appendix A of this report was developed from the SSDA 9536 approval. This used as the primary document for the review of the project.

Preparation for this audit included a review of the previous audit report, as well as an assessment of the Construction Compliance Report issued by RCC and provided prior to the conduct of the audit.

3.3.2 Conduct of the audit

The audit was initially scheduled for the 15 June, however this was postponed due to the illness of the RCC representative (not Covid-19 related). The audit was subsequently rescheduled. The opening meeting was held at 10:15 on the 23 June 2020 with representatives of RCC, Colliers International and HI in attendance. At this meeting the nature and scope of the audit was confirmed. A brief discussion was held with the RCC Project Manager to discuss the status of the construction works.

Joel Coubrough was in attendance for the duration of the audit. The RCC WHS&E Advisor also sat in for the review of the CEMP, and provided assistance during the audit process. The audit identified a number of records which were provided by RCC on the day after the site audit.

A closing meeting was held at 15:00 on the 23 June 2020, with the key audit findings discussed.

No areas of non-compliance were identified in the closing meeting, however this was subject to the provision of additional information by RCC as identified through the audit process.

3.4 Site interviews

An Audit plan was issued to RCC prior to the audit, which set out the time frame for the conduct of the audit, as well as the key topic areas to be assessed. A summary of this plan is presented below:

09:00	Opening meeting	Confirmation of audit program Visitor Site Safety Induction
9:30	Site Inspection	Inspection of current work areas on site Review of site controls

11:00	Review of RCC Environmental Management process	Status of EMP & CEMP Project Organisation Monitoring of EMP implementation Follow up to previous audit findings
12:00	Review of CEMP and associated subplans	a) Construction Environmental Management Plan (CEMP) b) Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) c) Construction Noise and Vibration Management Sub-Plan d) Construction Waste Management Sub-Plan (CWMSP) e) Construction Soil and Water Management Plan (CSWMSP) f) Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) g) Biodiversity Management Sub-Plan (BMSP)
14:00	Review of Compliance table	Confirmation of objective evidence of compliance
		1. Review of Environmental licences and approvals 2. Review of Environmental Impact Assessment – actual vs prescribed: need predicted effects 3. Review of incidents, con-compliances and complaints
16:00	Auditor review	
16:30	Closing Meeting	

RCC were responsible for organising for relevant project personnel to be in attendance as required for the conduct of the audit

3.5 Site inspection

A site inspection was scheduled to be undertaken on the day of the audit. This included an inspection of the perimeter of the site, access gates, parking areas as well as the works areas. The RCC WHS&E Advisor attended the site inspection, together with the RCC Site Manager and Project Manager

Photographs taken during this site inspection are to be found in Appendix D of this report.

3.6 Consultation

The opening meeting included a discussion on an areas of concern to be included in the audit process. Health Infrastructure and Colliers stated that they maintain a regular communication with the Wyong Hospital operational personnel, with no major issues of concern identified to be included in this audit process. No community feedback has been identified.

3.7 Compliance status descriptors

The following Compliance status descriptors have been used in compiling the Audit Table, which is to be found in Attachment A of this report:

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

4 Audit Findings

4.1 Approval and document list

The following sets out the key compliance documents reviewed during this audit:

- SSD 9536 Notice of Assessment
- Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032)
- RCC response to Initial Audit findings dated 10 February 2020
- Construction Compliance Report – Revision 1, dated 25/04/2020
- Complaints register dated June 2020
- RCC Environmental Management Plan
- Construction Environmental Management Plan and associated sub-plans

Other documents reviewed in the conduct of this audit:

1. Project website <http://www.gwhr.health.nsw.gov.au/wyong-hospital-redevelopment>
2. TTW response to CC1 Early Works for Approval Condition B27 – End of Trip dated 20/11/2019
3. Wyong Hospital Asbestos Identification report dated 04/11/2019
4. RCC instruction for deliveries to the project site (issued to all organisations transporting material to or from the construction site)
5. Long Service Levy payment receipts dated 4/05/2020 and 9/06/2020
6. Letter from BM+G dated 24/03/2020 stating satisfaction with the supplied information for the Structure and Façade submission
7. Certificate of Design Intent – Electrical Services dated 19/03/2020 from Lehr Consultants International (Australia) Pty Ltd (LCI)
8. Certificate of Design – Architectural dated 5/02/2020 from HDR
9. External Wall System disclosure Statement (Design) dated 24/03/2020 from RCC
10. Certificate of Test for Kingspan External Cladding dated 27/02/2020 from Warrington Fire Australia Pty Ltd
11. Supporting product information for Kingspan for proposed external wall cladding
12. Certificate of Design Intent – Mechanical Services dated 17/03/2020 from LCI
13. Construction Traffic Control Plan dated 05/02/2020
14. Bushfire Compliance Certificate – Fire Trail dated 19/06/2020 from Travers bushfire & ecology
15. Email dated 18/02/2020 from RCC to Meh & Bar regarding delivery arrangements for the site
16. Extract from Traffic and Parking Design Development report discussing end of trip facilities to be provided in the completed development
17. Environment Planning and Assessment (Covid-19 Development – Health Services Facilities) Order 2020 regarding extended hours of work
18. Design sketch for construction of additional retention pond due to construction scaffold arrangements
19. Helicopter Operations Management Plan Version 1.2 dated 14/01/2020
20. Acceptance of use of alternative ESD Framework and Guidelines dated 22/10/2019
21. Pre-commencement Site Meeting Checklist for proposed Louisiana Road works dated 23/03/2020
22. Extract from RCC June Monthly report (draft) showing Environmental performance commentary

23. Monthly Waste report form Bingo Industries
24. Sketch of Staff End of Trip facilities
25. Report from ama Monitoring Services for Continuous PM10 dust monitoring (04/03/2020 to 08/04/2020)
26. HI ESD Framework Scorecard dated 20/04/2020
27. Report from ama Monitoring Services Noise and Vibration Monitoring (27/04/2020 to 31/05/2020)
28. Weekly inspection of Erosion and Sedimentation controls dated 12/06/2020
29. Toolbox talk record 30/01/2020 on requirement to maintain clear zones in drip line of trees

4.2 Compliance performance

The following is the status of the SSDA conditions for the project:

Compliant:	73
Non-compliant:	0
Not triggered:	76

The requirements as set out in the SSDA have been effectively addressed by the Head contractor in the conduct of construction activities on site. All necessary submissions to the Certifying Authority have been made. A comprehensive set of environmental management planning documents have been developed in accordance with the SSDA.

Controls observed on site and from a review of the provided documentation demonstrates an active commitment by RCC to the implementation of best practice in environmental control measures.

No areas of non-compliance were observed during this audit.

4.3 Summary of agency notices, orders, penalty notices or prosecutions

RCC advised that there have been no agency notices, orders, penalty notices or prosecutions issued on the project since the commencement of construction

4.4 Non-compliances

RCC advised that there have been no incidents or environmental non-compliances identified since the commencement of construction.

4.5 Previous audit recommendations

The previous audit recommended that RCC develop their program for monitoring and reporting on the effectiveness of the control measures outlined in the management plans. The Monthly Report now includes a summary of performance for key control measures identified in the management plans.

Other Suggestions for Improvement were effectively addressed

4.6 EMP, Sub-plans and post approval documents

The following are the Environmental management system documents reviewed during this audit process

Plan	Revision
RCC Environmental Management Plan for the Wyong Hospital Expansion	Rev 03, dated 15/11/2019
Construction Environmental Management Plan	Rev 1, 22/11/2019
Community Consultation and Engagement Plan	Rev 2, 13/11/2019
Construction Traffic and Pedestrian Management Sub-plan (CTPMSP)	07/01/2020
Noise and Vibration Management Plan (NVMP)	Version 1, 24/10/2019
Construction Waste Management Plan (CWMSP)	10/10/2019
Construction Soil and water Management Plan (CSWMP)	08/11/2019
Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)	07/10/2019
Biodiversity Management Plan	20/11/2019

Post approval documents reviewed during the audit process are identified in the Audit table to be found in Appendix A

4.7 Environmental Management System

RCC have a corporate integrated management systems that addresses quality, WHS and environmental requirements. The system is certified to ISO 14001, and has been developed to address the management of environmental issues typically found in building works.

There is a strong Corporate influence over the operation of the management system, with monthly reports of key performance indicators and generally quarterly internal audits to assess the effectiveness of the system. Due to Covid -19 the audit scheduled for April was rescheduled for July 2020.

The Environmental Management Policy sets a target of 80% of waste to be recycled, with current site performance being 95% recycling.

The following is a commentary of the application of this system to the Wyong Hospital Expansion, with full details of compliance against SSDA requirements to be found in the Audit Table included in Appendix A:

4.7.1 RCC Environmental Management Plan

The RCC Environmental Management Plan addresses the typical controls necessary for general building works.

Key objectives defined in the plan include:

- Minimise impacts on the community (none have been received)
- Reduce environmental impacts by addressing non effective environmental controls (no impacts observed since the previous audit)
- Zero EPA/Local Council clean up notices (nil received)
- 4 documented site walks per month (confirmed)

An environmental actions and monitoring table is developed as part of the project start-up process, which identifies environmental impacts and the controls to be implemented to monitor their effectiveness. This remains unchanged at the time of this audit.

Current construction works have not required any additional supplementary environmental control procedures to be initiated. There has not been a requirement to implement the unexpected finds procedure was developed.

Imported material requires a validation report to be produced before material is accepted on site

RCC rely on their sub-contractors to implement appropriate environmental controls, and will assess their environmental capabilities as part of the onboarding process to the project.

RCC have maintained their active process of environmental inspections to ensure the effectiveness of control measures on the site. The site diary is used to record performance against specific targets or actions as required for the project.

Community Consultation is through HI and their Project Manager. RCC have continued to take an active role in engaging with the community to ensure that they can react quickly to any potential concerns with the project. Regular visits are made to the key stakeholders to discuss project works and confirm no issues are present.

RCC advised there have been no environmental non-compliances identified at the time of this audit.

Management system controls defined the Environmental Management Plan reflect the ISO14001 requirements, however given the early stage of the project these have yet to be implemented.

4.7.2 Construction Environmental Management Plan

The CEMP has been developed by Travers Bushfire and Ecology in response to the SSDA requirements. The CEMP is comprehensive, and outlines the controls required to minimise the impact of the environment.

The requirement for Flora and Fauna monitoring is still to be developed, and will be a function of the timing of restoration works in the cleared area.

Control system outlined in the CEMP are described in detail in the various sub plans developed for the project, and address the Statutory requirements applicable to this project.

Environmental Management measures and controls identified in the plan may be considered appropriate.

There have been no discharges of water from the site boundary (due to the nature of the subsoil material).

Overall the CEMP can be considered appropriate for the Wyong Hospital Expansion project.

4.7.3 Community Consultation and Engagement Plan

This plan is a standard RCC deliverable for a project, and sets out the approach for a balanced community engagement process on the project.

Key stakeholders are identified, and the proposed consultation methods defined.

All consultation is through HI, with RCC providing supporting (such as door knocking and letterbox drops) as required for the project).

4.7.4 Construction Traffic and Pedestrian Management Sub-Plan

The CTPMSP has been developed by TTW, and addresses the requirements of the SSDA. The plan identifies the SSDA conditions applicable to that aspect, and has been developed to ensure all requirements are effectively implemented on the project.

The Traffic Control Plan has been amended to reflect the current control process for access to the site

There is evidence of consultation with Council and the RMS Traffic Management Centre on the application of this plan to the project.

Traffic routes are identified, along with the process to be used to manage construction vehicles. A driver code of conduct has been developed. Detailed delivery instructions have been developed requiring all deliveries to be communicated prior to arrival, and vehicles are required to pull over at Warnervale Airfield and contact the site prior to arrival.

All deliveries have to be pre-booked prior to the vehicle arriving on site. A meeting is held at 15:00 each day with the sub-contractors to discuss traffic movements (and crange) for the following day

A representative of the subcontractor is required to meet the vehicle at Gate 1 and escort the vehicle on site. Failure to comply will result in the vehicle being sent away from site without unloading.

Traffic control measures identified in the CTPMSP were demonstrated on site. Gate One is the primary access point, with appropriate controls to ensure all vehicles enter and leave the site in a forward direction. There was no apparent impact on the community due to vehicle movements observed during the site inspection.

Monitoring of compliance is through the full time gateman engaged to control all vehicle movements.

4.7.5 Noise and Vibration Management Plan

The NVMP has been prepared by Greencap, who are the acoustic consultants for the project. The plan identifies the potential impact of the project, and identifies the control measures to be implemented to address these impacts.

Control measures nominated in the plan were observed during the site inspection. There is real time noise and vibration monitoring undertaken on site, with exceedances reported to RCC (there have been only minor exceedances (peaks) to date).

Performance indicators are identified in the plan, and are reported on in Monthly reports.

There have been no complaints since the commencement of site works.

4.7.6 Construction Waste Management Plan

RCC have provided their standard CWMP for this project, which outlines the operational controls to be implemented to achieve a minimum of 80% recycling on the project, as well as the method of recording to demonstrate achievement of this objective. Current performance is 95%.

The site is required to report on their waste minimisation activities on a monthly basis to the RCC Corporate Office.

The site induction includes discussion of the waste minimisation initiatives. The site inspection determined that there were appropriate recycling bins on site.

4.7.7 Construction Soil and Water Management Plan

The CSWMP has been prepared by TTW and identifies the control measures to be implemented on the site. The plan has been submitted to Council as part of the project planning process. An additional sedimentation pond was established due to the potential impact of construction scaffolding on the original controls. This scaffolding was eventually not required, with both ponds fully operational.

Upstream of the works zone there is an existing carpark, with stormwater pipes being maintained through the construction zone to minimise the potential for ingress of water on to the site.

The CSWMP includes sizing of the sedimentation basin for a 1:5 rainfall event. Due to the nature of soils in the works area, there is a reliance on absorption of any overland flow on site, with bunds established to facilitate this process. Erosion and sedimentation controls have been installed on site, and at the property boundary, and were found to be in good working order during the site inspection, with no evidence of discharge of sediment laden water from the site boundary.

It was noted that 1200mm of rain have been received over the last 5 months (annual average for the area is 1375 mm)

An inclement weather procedure has been included in the CSWMP.

Weekly inspection are undertaken on site to inspect the erosion and sedimentation controls.

4.7.8 Aboriginal Cultural Heritage Management Sub-Plan

The ACHMSP was prepared by McCardle Cultural Heritage P/L, and may be found on the project web site. The recommendations from Aboriginal Heritage Impact Assessment are reflected in the plan

The plan has been submitted and to the DPIE and Certifying Authority.

RCC stated that a site walk conducted after clearing in the asset prevention zone, with no identified finds.

4.7.9 Biodiversity Management Plan

The Biodiversity Management plan has been prepared by Travers Bushfire and Ecology, and provides a comprehensive summary of the affected habitat features, the process used to minimise removal of trees impacted by the works, and the subsequent management requirements to create and maintain the Asset protection Zone.

RCC were able to demonstrate that all vehicles and equipment had been cleaned prior to delivery.

At the time of this audit, clearing of the APZ is complete, with a number of habitat trees maintained, and general modification of access tracks on site to minimise impact.

Site restoration activities had yet to commence, with original plans subject to redesign to make better use of the features of the site that were revealed by the removal of weeds as part of the initial site clearing operation.

4.8 Environmental performance

This audit determined that the environmental performance of the Wyong Hospital Expansion was in accordance with the planning guidelines and generally complies with the SSDA requirements.

Control system observed during the site inspection were found to be compliant, although it was noted that car parking on site requires review – due to the impact of Covid-19 site personnel are tending to rely on personnel vehicles rather than car-pooling or public transport.

The following was noted:

- Traffic control system would appear to be effective in minimising impact on the surrounding roads
- Car parking has been provided to minimise impact on existing hospital facilities (although it appear to be reaching capacity)
- There is no evidence of stormwater discharge from the site
- Vegetation removed through the clearing operations has been mulched and is being reused on site
- There have been no noise or vibration exceedances on site
- There have been no reported environmental incidents of non-compliances since the commencement of construction

Overall environmental performance of the development may be considered acceptable

4.9 Consultation outcomes

No areas were identified by key stakeholders prior to the conduct of the Independent Audit

4.10 Complaints

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Five complaints have been received on the project in the period since the previous Independent Audit (in January 2020), as outlined below:

Ref	Date	Nature of Complaint	How addressed	Status
03	24.01.20	Concern raised of plant equipment onsite was being used prior to 7.00 a.m	RCC have undertaken noise monitoring on site on 29.01.20. Results reviewed and response provided to resident by Client-Side Project Manager	Resolved
04	05.02.20	Incorrect delivery route and process	RCC provided notification sent to contractors of delivery processes and issued a breach of protocol to supplier. Monitoring and advice provided to all site contractors. Supplier has since been removed from project	Resolved
05	28.03.20	Noise from the use of the truck wash down high-pressure washer at Gate 1 Louisiana Road.	RCC provided confirmation that the use of high-pressure washer is to clean down tyres pre vehicles leaving site. RCC have responded by putting forward a noise logger at the gate & monitor the situation. Quieter high-pressure washer organised	Resolved
06	13.05.20	Concern of out of hours work being undertaken.	The planning minister issued an executive exception to the construction industry during the month of April and May allowing 24hour construction to be undertaken under Health Orders (COVID-19). RCC adjusted work methodologies to the works undertaken out of normal working hours work to mitigate any disruption.	Resolved
07	01.06.20	Trucks, Items of Plant parked on adjacent roadways to site (Norwood, Clinton and Louisiana Roads).	Gate 1 on Louisiana Road is only access to site. RCC confirmed no trucks, items of plant were parked in adjacent roads for access to the RCC site on the day of the complaint. RCC note strict controls on delivery established, with no deliveries allowed prior to gate being opened.	Resolved

4.11 Incidents

RCC advised that there have been no incidents identified since the commencement of construction on the project

4.12 Actual versus predicted environmental impacts

The following was noted on the mitigation measures initiated for the construction phase activities in response to the impacts identified in the Environmental Impact Statement

Parameter	Impact	Mitigation measures implemented	Comment on effectiveness
Acoustic	Acoustic impacts during construction	Construction Noise and Vibration monitoring plan prepared Real time monitoring on site of noise and vibration, with RCC advised of exceedances	There has been one noise complaint due to high pressure washing of vehicle at Gate One. Process has been modified There have been no other noise complaints.
Bushfire	Potential for bush fire at the site	Recommendation of the Bushfire Projection assessment to be implemented – establishing an asset protection zone and selection of cladding materials	Area has been cleared RCC have received acceptance to a proposed change in cladding material to reduce potential bushfire impacts
Air quality	Generation of dust during construction	Water spraying Covering of trucks entering or leaving site Management plans develop for times of high wind	Controls were observed to be appropriate during the site inspection RCC advised no dust complaints received
Soils and geotechnical	Exposure of contaminated material Soil erosion and sedimentation flowing from site	Hazardous finds procedure established Detailed Erosion and Sedimentation plans prepared and implemented on site	No hazardous material identified No evidence of discharge of sediment laden water from the site boundary
Contamination and remediation	Exposure of contamination during construction	Hazardous finds procedure established Existing contained stockpile of hazardous material from earlier works have been fenced and quarantined from the works area	No hazardous material identified
Traffic (General)	Increased traffic in the surrounding road network Increase in parking	Construction traffic and Pedestrian Management Plan established Dedicated truck routes communicated for all deliveries Additional Contractors car parking established	No complaints received on traffic movement in and out of the site Audit noted that onsite parking for construction personnel is reaching capacity

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Parameter	Impact	Mitigation measures implemented	Comment on effectiveness
Pedestrian movement	Difficulty for visitors to navigate around the site	Suitable wayfinding measures to be developed as part of final design activities	No impact on current pedestrian movement around the existing hospital site Provision made for movement of pedestrian around works zone on Louisiana Road adjacent to future site entry
Heritage	Archaeological impacts	No areas of state or local heritage impact were identified during the design phase Unexpected finds procedure established Conduct inspection of cleared areas	Areas in Asset protection zone underwent detailed inspection after initial clearing, with no heritage items identified
Tree removal	Loss of trees within the development site	Arborist report prepared Ecologist on site during tree removal	All identified trees preserved No fauna identified during tree removal operation Ongoing monitoring will be established as part of operational phase activities
Construction impacts	Traffic, Acoustic, vibration, dust, erosion	CEMP and associated subplans developed to address potential impacts	Control systems observed during this audit would appear appropriate No complaints received for construction phase activities to date
Waste	Unsafe & unsustainable management of waste	RCC have a companywide policy of waste minimisation with a target of 80% of waste to be recycled	Minimal waste material removed from site to date, cannot assess
Aviation	Crane operation may impact on helicopter access and nearby Warnervale Airport	Aviation report prepared and implemented Liaison with hospital on preferred flight route for access to Helicopter landing site Helicopter Management Plan prepared	Hospital will notify RCC when helicopter will be in use Crane use protocols established

4.13 Site Inspection

A site inspection was undertaken on the 23 June 2020. This included an inspection of the perimeter of the site, access gates, parking areas as well as the works areas.

The RCC WHS&E Advisor attended the site inspection, together with the RCC Site Manager.

The following was noted during the site inspection

- Provision has been made for parking on site as described in the CTPMSP, although due to current construction activities it would appear to be nearing capacity, and will require review
- Signage is provided at all entrances to site
- Appropriate measures for minimising material falling onto roadway when vehicles exit the site
- Erosion and sedimentation control measures installed at site boundary
- Mulch stockpiles on site from clearing operations are being reused in the Hospital precinct
- There is evidence of the preservation of trees in the asset protection zone, with no areas of stockpiles around the tree drip zone
- Road pavement placed on all access roads, will minimise the amount of material potentially tracked off site
- Appropriate provision for clean out of waste from concrete pumps
- Appropriate waste recycling facilities on site
- Permanent drainage yet to be installed on access roads

Photographs taken during this site inspection are to be found in Appendix D of this report.

4.14 Site interviews

The opening meeting was held at 10:15 on the 23 June with representatives of RCC in attendance. At this initial meeting the nature and scope of the audit was confirmed. A brief discussion was held with the RCC Project Manager to discuss the nature of the audit process. The following personnel were interviewed during the audit process:

Name	Organisation	Role
Simon Karkkainen	RCC	Project Manager
Dane Lalic	RCC	Site Manager
Joel Coubrough	RCC	Project Engineer
Mitch Slocum	RCC	WHS&E Advisor

Joel Coubrough was in attendance for the duration of the audit. The RCC WHS&E Advisor also sat in for the initial review of the CEMP, and provided assistance during the audit process

A closing meeting was held at 15:00 on the same day, with the key audit findings discussed. There were no non-compliances identified in the Closing Meeting

4.15 Action taken to address findings and recommendations from previous audit

Identified Non-compliance

Ref	SSDA ID	Compliance Requirement	Details of noncompliance <i>Action taken to address</i>	Status
NC01	B11	<p>Construction Environmental Management Plan Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p>	<p>The following exceptions were noted: 1) Management plans do not include detailed baseline data; 2) Management plans do not include a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out a in the management plans to comply with the relevant statutory requirements, limits, or performance measures and criteria; <i>Water used for dust suppression forms a baseline for water quality.</i> <i>Initial noise and dust monitoring established appropriate baseline. RCC have developed their Monthly report to include reporting on noise and air quality monitoring, which is issued to HI by the Project Manager</i></p>	Closed
NC02	B13	<p>B13 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: (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures;</p>	<p>RCC have not established their program to monitor the effectiveness of the measures The CTPMSP §4.5 states a program or checklist to be developed to measure the effectiveness of Driver Code of Conduct – not developed <i>Detailed instructions developed for management of delivery to site, which includes pre-booking for each delivery and protocols for escort on site</i> <i>Fulltime gate keeper will monitor implementation of process – suppliers found to be non-compliant have been removed from site</i></p>	Closed

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Ref	SSDA ID	Compliance Requirement	Details of noncompliance <i>Action taken to address</i>	Status
NC03	C18	<p>Tree Protection For the duration of the construction works: (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared by Travers Bushfire & Ecology dated November 2018; and (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.</p>	<p>The stockpile areas to the south of the building site are not compliant with the recommendations of the Tree Assessment Report</p> <p><i>RCC stated that areas of concern were rectified on the day following the audit.</i></p> <p><i>Additional training provided (Toolbox on 30/01/2020) to Supervisors in the need to maintain protection in root zone of trees.</i></p> <p><i>No areas of concern noted during this audit.</i></p>	Closed

Opportunities for Improvement

Ref	Opportunity for Improvement	Action taken	Status
OFI-01	Process for reporting on noise and vibration levels has not been identified (although the data is available if requested)	Reported on in Monthly Report prepared by RCC	Closed
OFI-02	RCC should document how the monitoring program defined in the Biodiversity Management Plan is to be reported on	Ecologist has visit site to monitor progress – will have input into final landscape design	Closed
OFI-03	RCC should renew the vegetation on soil stockpiles adjacent to the site compound	No issues observed during this audit – appropriate controls in place	Closed
OFI-04	RCC should formalise their process for communicating traffic routes and the driver code of conduct to organisations delivering materials to their site	Detailed process observed during this audit	Closed

4.16 Key strengths

The following key strengths were noted during this audit:

- RCC have implemented the key requirements of the project plans developed in response to the SSDA
- There is a continuing active involvement in the site team for effective implementation of environmental controls, as is exemplified by the development of site access controls for deliveries
- RCC continue to modify process on site to enhance their environmental performance

5 Recommendations

5.1 Non-compliances

There were no non-compliances identified during this audit.

5.2 Opportunities for improvement

Following opportunities for improvement were identified during the audit process:

- OFI-01 RCC should review and renew sedimentation control measures on the site, including protection of existing stormwater systems as well as perimeter control fencing
- OFI-02 RCC should conduct a review of their Environmental Actions and Monitoring Table in the CEMP to confirm that identified controls are appropriate for the current stage of the project
- OFI-03 RCC should review the parking arrangements for the site – due t the impact of Covid-19 the majority of site personnel will drive their own vehicle, with minimal use of public transport of carpooling. RCC may need to identify alternative areas for parking so as to not impact on hospital operations
- OFI-04 RCCC should ensure that they conduct a review of the EMP/CEMP within three months of the submission of the Compliance Report. SSDA Condition A29 refers to review to be undertaken with three months of a submission of a Compliance Report under B29 of the SSDA

6 Conclusion

An audit was conducted on Richard Crookes Constructions, who have been appointed as Head Contractor for the delivery of the Wyong Hospital Expansion Project on behalf of health Infrastructure.

The audit confirmed that the project is meeting the requirement of the SSDA 9536 Conditions of the planning approval, and that the Environmental Management Plan requirements are being effectively implemented on the project with records that demonstrate compliance with the requirements of the Management Plans.

Controls observed on site and from a review of the provided documentation demonstrates an active commitment by RCC to the implementation of best practice in environmental control measures.

There were no areas of non-compliance identified through the audit process.

Key area for improvement is in the renewal of erosion and sedimentation control measures on site. There is also a need to monitoring the status of car parking of site personnel, which has the potential to impact on hospital parking operations.

In summary, the key finding from the audit process is that Richard Crookes Constructions are complying with the requirements of SSDA 9536 and the Construction Environmental Management Plan, with evidence of implementation of process as necessary for meeting the environmental objectives for the project.

7 Appendices

Appendix A – Independent Audit Table

Appendix B – Planning Secretary Audit Team Agreement

Appendix C – Independent Audit Declaration Form

Appendix D – Site Inspection Photographs

Wyong Hospital Expansion – SSD 9536
Construction Compliance Audit No.1

Appendix A: Independent Audit Table

Refer separate Excel spreadsheet *SSDA 9536 Independent Audit Table*

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	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.	Information as recorded in this compliance Audit table	RCC were able to demonstrate the implementation of the controls identified in the CEMP and associated sub-plans, as is noted in this compliance table. Control systems inspected on site were found to be in accordance with the undertakings of the sub-plans. Induction processes and tool box talks are used to inform project personnel of requirements <i>Weekly inspections are used to confirm implementation of measures</i>	Compliant
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	Conduct of site inspection and review of documentation as outlined in the Independent Audit report and summarised in this Audit Table	This audit confirmed consent conditions are generally being complied with, and in accordance with the EIS and response to submissions. There is evidence that the approved plans have been implemented, as noted in this report RCC advised one change to Traffic Control Plan to reflect actual site practice, otherwise plans remain unchanged from those nominated in the precompliance report	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a)		RCC advised no directions have been issued by the Planning Secretary since the commencement of works on site	Not triggered
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)A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict		No inconsistency, ambiguity or conflicts have been identified	Compliant
Limits of Consent				
A5	This consent lapses five years after the date of consent unless the development has physically commenced.		N/A - construction commenced November 2019	Not triggered
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulations relates to prescribed conditions for Compliance with the BCA (cl 98) - Subject land: Lot 4 DP1248441, 664 Pacific Highway Hamlyn Terrace NSW 2259 Crown Certificates No CRO-18164 (CC1) dated 27/11/2019 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032) Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032)	Crown Certificate CC1 & CC2 confirm requirements have been addressed	Compliant
Planning Secretary as Moderator				
A7	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		RCC advised there have been no disputes	Not triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	RCC have created a folder for consultation with "Authorities", which includes Consultation undertaken precommencement of construction: - submission of stormwater plan to council for S138 Certificate - Revision of access at Gate 1 in response to Council Review Note (dated 20/11/2019) - RMS TMC notified, TMP submitted - Consultation with Hospital through Colliers, with weekly meetings - Disruption notice system initiated with Hospital Engineering Department - Fire Brigade have been on site to review bushfire clearing areas - Communication with CASA regarding crane on site (for both hospital helicopter access as well as Warnervale Airport)	RCC advised there have been no disagreements identified RCC are proceeding with works following confirmation from Council	Compliant
Staging				

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
A9	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).		RCC advised Staging is not required	Not triggered
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and		RCC advised Staging is not required	Not triggered
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.		RCC advised Staging is not required	Not triggered
A12	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.		RCC advised Staging is not required	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A13	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits) 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan), compliance reports or independent audits or program); (b) combine any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan, compliance reports or independent audits) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan, compliance reports or independent audits), or 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).	RCC advised Staging is not required	Not triggered	
A14	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan compliance reports or independent audits), 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.		RCC advised Staging is not required	Not triggered
A15	If approved by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan compliance reports or independent audits), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		RCC advised Staging is not required	Not triggered
Demolition				
A16	Demolition work must comply with Australian Standard AS 2601-2001 The Demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposal 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.		RCC advised no demolition is required for the development works - bridge structure connecting to new facility will be supported external to the existing structure. Works required for connection of bridge into existing structure will be the removal of fascia panel and making good into new structure - will be covered by separate REF and does not form part of these approval conditions	Not triggered
Structural Adequacy				
A17	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 and NCC. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Crown Certificate - CRO-18164 FROM Certifying Authority dated 27/11/2019, included Structural Design Statement from Structural Engineer (TTW dated 31.10.19)		Compliant
External Walls and Cladding				

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA and NCC.	RCC noted that Correspondence provided to the Certifying Authority 'RCC-GCOR-000698 B4 DPIE Submission to BM+G and DPIE in relation to B4 - 191203 B4 External Walls DPIE Acceptance Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032) Email 24/03/2020 regarding Certifier accepted of the provided facade information	CC2 issued 25/03/2020 RCC proposing to use Kingspan Aluminium Panels - accepted by Crown Certifier	Compliant
Applicability of Guidelines				
A19	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.		RCC advised that there have been no directions received by Planning Secretary to comply with updated or revised guidelines, protocols, Standards or policies.	Not triggered
A20	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.		RCC advised that there have been no directions received by Planning Secretary to comply with updated or revised guidelines, protocols, Standards or policies.	Not triggered

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
Monitoring and Environmental Audits				
A21	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. 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.		RCC advised that this requirement had not been triggered at the time of this audit	Not triggered
Access to Information				
A22	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report.	Review of Project website http://www.gwhr.health.nsw.gov.au/wyong-hospital-redevelopment confirmed the following have been made available: 1) Environmental Impact Statement 2) SSD 9536 Notice of Assessment 3) SSD 9536 Development Consent 4) SSD 9536 Assessment Report 5) SSD 9536 Approved Plans 6) Compliance Monitoring Reporting Program 7) Pre-construction Compliance Monitoring Program 8) Complaints Register - dated May 2020 9) Independent Audit Program 10) Independent Audit 1 11) Dilapidation Reports (Property Condition surveys for Louisiana Road, Wyong Hospital Carpark, Louisiana House) 12) Construction Environmental Management Plan 13) Construction Traffic and Pedestrian Management Sub-Plan 14) Aboriginal Cultural Heritage Management Sub-Plan	It is noted that the CEMP does not identify any reporting requirements for the development Health Infrastructure will upload information received from RCC	Compliant
Compliance				
A23	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.	Review of contract documents confirmed SSDA requirements reflected in the contract condition Sighted Site Toolbox talks which include relevant information, including deliveries, environmental controls, fuel and chemical storage, dust control and the preservation of designated trees Toolbox talks also completed in response to previous audit findings Sighted emails instructing delivery drivers on protocols for attendance on site		Compliant
Incident Notification, Reporting and Response				
A24	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		RCC advised that there have been no environmental incidents	Not triggered
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .		RCC advised that there have been no environmental incidents	Not triggered
Non-Compliance Notification				
A26	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		RCC advised no non-compliances have been identified in the period since the Pre-construction compliance report was issued	Not triggered
A27	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		RCC advised no non-compliances have been identified in the period since the Pre-construction compliance report was issued	Not triggered
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance		RCC advised no non-compliances have been identified in the period since the initial site audit report was issued	Not triggered
Revision of Strategies, Plans and Programs				
A29	Within three months of: (a) the submission of a compliance report under condition B29; (b) the submission of an incident report under condition A24; (c) the submission of an Independent Audit under condition C32; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department		RCC advised that there has been no requirement to undertake a review of the strategies, plans and programs required under this consent B29 Compliance report issued in April - 3 month timeframe has not been exceeded Project Plan will be reviewed review at different stages of construction (last was in February 2020) - may include consideration of environmental plans, if required (nil to date)	Not triggered

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.		RCC advised that there has been no requirement to undertake a review of the strategies, plans and programs required under this consent	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Sighted Crown Certificate - CRO-18164 FROM Certifying Authority RCC presented letter dated 25 November 2019 from RCC to NSW Department of Planning and Certifying Authority notifying of commencement of construction on 28 November 2019.	CC2 issued - no change to project requirements	Compliant
B2	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.		RCC advised Staging is not required	Not triggered
Certified Drawings				
B3	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	TTW issued certificate for issue of drawings to Certifying Authority Crown Certificate - CRO-18164 FROM Certifying Authority General Arrangement drawings on Web Site for CC1 CC2 refers to Structural Design Certificate dated 4 February 2020.	Design compliant for current project activities	Compliant
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. 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.	Wall system certificate dated 20/11/2019 RCC emailed to Certifying Authority 25/11/2019 (RCC-GCOR-000638) The certifying authority confirmed compliance of submitted documentation in accordance with this requirement on 25/11/19 BM+G-GCOR-000085. Certifying Authority Acceptance provided to DPIE on 28/11/2019 - by HI Planning DPIE accepted Certifying Authorities approval and documentation on 03/12/2019. RCC noted that Correspondence provided to the Certifying Authority 'RCC-GCOR-000698 B4 DPIE Submission to BM+G and DPIE in relation to B4 - 191203 B4 External Walls DPIE Acceptance Confirmation of acceptance received in email: Fw:Wyong Hospital Expansion - External Cladding on 03/12/2019 Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maquire + Goldsmith - David Blackett (Accreditation No BPB0032)	RCC advised information submitted through DPIE submission portal by HI Planning. CC2 issued 25/03/2020 RCC proposing to use Kingspan Aluminium Panels - accepted by Crown Certifier	Compliant
Road Design				
B5	Prior to the commencement of above ground works, (a) a Detailed Design Road Safety Audit (RSA) for the proposed development's-including its interaction with the existing hospital campus as well as the intersection to the new access road with Louisiana Road prepared by a minimum Level 3 & Level 2 TINSW accredited road safety auditor. (b) should findings of the RSA identify any road safety issues that require rectification, the detailed design drawings must be revised accordingly to resolve the identified safety issues. A copy of the RSA and any revised plans is to be provided to the Certifying Authority, Council and the Planning Secretary for information.	Submission to Council of TTW 191125 Detailed Design Road Safety Audit with Responses' sent and receipt received in correspondence RE: RE: SSD9536 - Wyong Hospital Refurbishment - B5 - Road Safety Audit.	RCC stated that Identified Issues are to do with Wayfinding, and will be addressed with the CC4 submission in November 2020 RCC advised that nil response received from Council to date.	Compliant
Protection of Public Infrastructure				
B6	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services/ assets that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Certifying Authority and Council.	Dilapidation reports (by AusDilaps, dated 05/11/2019) undertaken for Louisiana Road, Louisiana House and Hospital grounds - posted on web site The dilapidation report was issued to certifying authority and council: 1) CM SSD9536 - Condition B6 - Protection of Public Infrastructure - Dated 11 November 2019. 2) Notification to Council : RCC-GCOR-000431 - 14 November 2019. Sighted Council Acceptance of Dilapidation Report Received 14 November 2019 Submission and Notification to DPIE - 15 November 2019 by HI Planning Portal	RCC note existing sewer not impacted by development - line of sewer identified on site by flagging Meeting held with Council on site to review proposed works and for scheduling of installation of valves on existing water supply line to enable rerouting as part of this development	Compliant
Site Contamination				
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 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 healthcare facility land use and be provided to the satisfaction of the Certifying Authority	RCC presented GHD Site Audit Report 0086_DG October 2019 NSW EPA Site Audit Statement dated 21 October 2019 - advising the suitability of site for healthcare facility		Compliant
Unexpected Contamination Procedure				

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
B8	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 B4&12 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site	Attachment F to CEMP - Asbestos and Unexpected Contamination Management Plan dated October 2019 RCC presented Asbestos Identification Report dated 4/11/19 from ama Monitoring Services - no asbestos noted	RCC advised no material has been identified Future work (relocation of water service) will include removal of ACM Pipe v - identified through project planning process with appropriate controls to be implemented	Compliant
Ecologically Sustainable Development				
B9	Prior to the commencement of any aboveground work, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council of Australia and submit evidence of registration to the Certifying Authority; or (b) seeking approval from the Planning Secretary for an alternative certification process	Planning secretary letter (dated 22/11/2019) received confirming acceptance of the use of the HI ESD matrix and framework	RCC believe they will achieve 50 points (45 is minimum allowable)	Compliant

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
B10	<p>Outdoor Lighting</p> <p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Electrical lighting plan and outdoor lighting design to be provided by electrical consultant with certification confirming compliance to AS 1158.3.1:2005 Lighting for Roads and Public Spaces - Pedestrian (Category P) Lighting Performance and design documentation along with certification to be provided confirming compliance to AS 4282-2019 Control of Obtrusive Effects of Outdoor Lighting. CC2 includes reference to Certificate of Design Intent - Electrical (Outdoor Lighting) by I EHR Consultants International dated 24/01/2020</p>	<p>Requirement addressed</p>	<p>Compliant</p>
B11	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</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>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters</p>	<p>CEMP, EMP and Sub-plans provided to Certifying Authority and confirmed in Crown Certificate CRO-18164 dated 27 November 2019.</p>	<p>RCC identified the following processes to overview EMP implementation</p> <ol style="list-style-type: none"> 1) Weekly site inspections of environmental controls 2) Inspections after major rain events 3) Monthly reprot includes noise and dust monitoring results 4) HI feedback 5) RCC three monthly audits of management plan implementation (Note April 2020 audit postponed due to Covid-19, rescheduled for July) 6) The site may be included in external Certification of Management Systems (nil to date) 	<p>Compliant</p>

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
B12	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B19);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B20);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B21);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B22);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B23);</p> <p>(g) Biodiversity Management Sub-Plan (see condition B24);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(j) 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; and</p>	<p>CEMP presented is Rev 1 dated 22/11/19</p> <p>CEMP prepared by Travers Bushfire and Ecology</p> <p>(a) CEMP includes relevant details of:</p> <p>(i) hours of work [CEMP 4.6];</p> <p>(ii) 24-hour contact details of site manager [CEMP 8.5];</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood [CEMP 6.1.9];</p> <p>(iv) stormwater control and discharge [CEMP 6.1.3, Attachment E];</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site [CEMP 6.1.3, Attachment E];</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination [CEMP 6.1.3, Attachment E];</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting [CEMP 3.2];</p> <p>(viii) community consultation and complaints handling [CEMP 8.4];</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B19) [CEMP Attachment B];</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B20)[CEMP Attachment C];</p> <p>(d) Construction Waste Management Sub-Plan (see condition B21)[CEMP Attachment D];</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B22)[CEMP Attachment E];</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B23)[CEMP 6.1.7 plus separate plan];</p> <p>(g) Biodiversity Management Sub-Plan (see condition B24)[CEMP Attachment H];</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure [CEMP 6.1.2];</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and</p>	<p>CEMP is a comprehensive document that addresses SSDA 9536</p>	<p>Compliant</p>
B13	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW(RMS);</p> <p>(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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<p>The original CTPMSP (dated 14/11/2019) was prepared by TTW to comply with B13</p> <p>Plan has been submitted to Council</p> <p>RCC noted that the Plan has been updated - now 7 January 2020 - change due to Traffic Control Plan being modified to reflect one traffic controller on site during normal operations</p>	<p>Traffic control measures identified in the plan were demonstrated during this audit, including heavy vehicle delivery routes</p> <p>A Drivers Code of conduct is included in Section 4.5 of the CTPMSP, monitoring through tight control of deliveries through front gate - any vehicle arriving without appropriate notification will be sent away</p> <p>Notification protocols have been established and were demonstrated during this audit. Any deliveries with the potential to disrupt would be communicated through this proven system RCC advised that where there are specific deliveries requiring traffic control (such as for the delivery of the interconnecting bridge) a separate TCP would be prepared as part of the project planning process</p>	<p>Compliant</p>
B14	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B20(d); and</p>	<p>Noise and Vibration Management Plan (Version 1, dated 24/10/2019) was prepared by Greencap (Acoustic Consultant), and includes processes to achieve the EPS's Interim Construction Noise Guideline</p> <p>The plan includes strategies for managing high noise generating works [NVMP 5.3]</p> <p>Section 6.6 of the NVMP outlines the community consultation undertaken</p> <p>A complaints register has been established - copy included on the project web site</p>	<p>RCC stated that they do not intend to use high noise generating works such as percussive piling or rock breaking on site, however hours of work for these activities are identified with appropriate respite periods - there has been nil requirement for this to date</p> <p>Monitoring points have been established on site - Greencap will advise RCC when there is an exceedance (real time measuring))</p> <p>A complaints register has been established</p> <p>Noise and vibration levels reports included in monthly project report prepared by RCC- nil exceedances noted</p>	<p>Compliant</p>

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
B15	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (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.	Presented Construction Waste Sub Plan dated 10/10/2019	Plan developed around RCC company wide initiative for waste minimisation, with a target of 80% of waste to be recycled - monthly waste report generated and issued to RCC Senior Management Actual result on site is 90-95%, and outcomes included in monthly reports Operational controls and method of recording/reporting is defined Waste quantity estimate guideline included Unexpected finds procedure includes protocol for managing hazardous material	Compliant
B16	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSWP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and	Presented CSWMP, dated 08/11/2019, prepared by TTW Erosion and Sedimentation control plans have been initiated on site Sedimentation basin size calculations are included in plan Inclement weather procedure included in plan RCC undertake weekly inspections, and after rain events - sighted inspection reports	System relies on use of bunds to pond water and allow for natural ingress, with sedimentation fence installed at the perimeter Additional sedimentation pond developed There is no evidence of sedimentation flow off site RCC stated that TTW have also attended site to inspect installation of controls	Compliant
B17	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development. (c) adhere to the recommendations of the report titled Aboriginal Heritage Impact Assessment, dated 25 January 2019, prepared by McCardle Cultural Heritage Pty Ltd.	Presented ACHMP, dated 07/10/2019, prepared by McCardle Cultural Heritage P/L RCC presented Submission to DPIE and Certifying Authority approval Letter DPIE/ACHMSP Approval Letter 191128	Evidence presented to demonstrate regular inspection of control measures RCC stated there had been 1200mm of rain in 2020, with no uncontrolled discharge from site, and no need to treat and pump water due to nature of soils on the project	Compliant
B18	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced ecologist; (b) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (c) clearing protocol; (d) measures to minimise the loss of key fauna habitat, including hollow trees; (e) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing; (f) controlling weeds and feral pests; (g) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/'no-go' areas; and	Presented Biodiversity Management Plan, dated 20/11/2019 Plan provides a detailed response to the requirements of the planning approval Habitat trees identified and preserved There was no evidence observed during a site inspection of weeds and feral pests within the works zone	Plan prepared by Travers Bushfire and Ecology RCC stated an ecologist was on site during clearing operations - no further finds identified since previous audit Cleared area still being prepared for rehabilitation RCC are restoring fences to restrict access to cleared zone Monitoring program defined in plan	Compliant
Construction Parking				
B19	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site or other travel arrangements for construction workers, including for heavy vehicles [and for site personnel], to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Parking areas established as set out in the CTMSP it was observed during this audit that the capacity of parking area was approaching exceedance exceeded 15 new parking spaces being established for the hospital car park.	Currently compliant, however there is a need to review this aspect	Compliant
Stormwater Management System				
B20	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: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site;	Operational stormwater management system designed by TTW Certificate of Design - Civil dated 14 November 2019, prepared by Taylor Thomson Whitting. RCC advised that Roads Act Approval, Storm Water Drainage Works & Water Management Act Approval in relation to SCC/102/2019 Certificate of design certifies compliance with: 1) SSDA consent dated 29/08/2019 2) AS1428, AS2890, AS3500 3) Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA 1997)	Clean water from carpark upstream of site is discharge into existing sedimentation pond below the work area - use natural filtration to disperse water Sediment laden water is retained by bunds and sedimentation fences ERSED controls would appear appropriate for the site	Compliant
Operational Noise - Design of Mechanical Plant and Equipment				
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Consultancy dated 31 January 2019, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration		RCC stated that this is being addressed as part of finalisation of the design documentation	Not triggered
Biodiversity				

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
B22	The SSD application for the Redevelopment of Wyong Hospital must demonstrate that the proposal is consistent with the endorsed Biodiversity Development Assessment Report (BDAR) and Biodiversity Offset Scheme (BOS).	Biodiversity assessment included I BMSP Section 4 of the plan sets out biodiversity impact mitigation works and procedures	Will be addressed through landscaping design, currently being redeveloped following establishment of site areas to utilise features that are now apparent (following clearing of weeds).	Compliant

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
Construction and Demolition Waste Management				
B23	Prior to the commencement of the removal of any waste material from the site or delivery to the site, the Applicant must notify advise in writing the RMS Traffic Management Centre and Council of the truck route(s) to be followed by trucks transporting waste material from the site.	Correspondence with RMS and Council (RCR2019/004840: Wyong Hospital Development - Main Works CTPMSP - Request for consultation prior to commencement of construction works TTW 181457)	No change this audit	Compliant
Roadworks and Access				
B24	Prior to the commencement of relevant works, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of construction vehicles.	Correspondence with RMS and Council (RCR2019/004840: Wyong Hospital Development - Main Works CTPMSP - Request for consultation prior to commencement of construction works TTW 181457)		Compliant
B25	Prior to the commencement of relevant works, the Applicant must submit design plans to the satisfaction of the Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006.	BFP Statement and Design documentation undertaken by Travers Bushfire & Ecology. RCC note submission to Certifying Authority (GCOR-0005888, 22/11/2019) - no reply received	TTW Design Documentation reflects the outcomes of this assessment. Clear zone established south of the proposed hospital building	Compliant
Operational Car Parking and Service Vehicle Layout				
B26	Prior to the commencement of relevant works, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority; (a) all construction vehicles must enter and leave the Site in a forward direction; (b) details of on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1, 2 & 6; (c) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and	TMP submitted to Certifying Authority (revised plan issued 13/12/2019) - RCC GCOR-000676 15 additional spots being constructed appropriate evidence of allowance for pedestrians on site	Site inspection confirmed all vehicles entering and leaving site in a forward direction Swept path indicated on CTPMP Full time traffic controller and gate keeper on main construction access gate (gate 1)	Compliant
Bicycle Parking and End of Trip Facilities				
B27	Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: a) the provision of a minimum 12 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS/NZS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the	Provided by HDR - GCOR001001, 25/11/2019 (design sketch)	Included in Architectural drawings for CC2 submission	Compliant
Public Domain Works				
B28	Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of consultation for each stage from Council to the Certifying Authority.	Addressed in TTW Design Report dated 13/10/2-19 Presented TTW email; to Council dated 1/5/2019 regarding streetscape RCC letter of 25/11/2019 also addresses this issue	Addressed through new entry and associated works in Louisiana Road	Compliant
Compliance Reporting				
B29	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 Principal Certifying Authority.	Compliance and Monitoring program now prepared and on Project Website	Submitted in April 2020	Compliant
B30	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	Pre-construction Compliance Report has been uploaded to web site Construction Compliance Report #1 has been issued to HI on 15 May 2020 for upload (by 15 July)	Material made available to HI, will be uploaded in the 60 days	Compliant
B31	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.		RCC advised no directions received	Not triggered
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction 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. (b) 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; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) 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 (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that	Site notice on display at site boundary (at project access points)	Sign was updated immediately following the previous audit to include all required information	Compliant

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
	Operation of Plant and Equipment			
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Sub-contractors required to confirmed plant is maintained before arriving on site - plant incoming inspection undertaken by supervisor Plant will be reviewed as part of weekly site inspection There were no obvious signs of poorly maintained equipment observed during the site inspection for this audit	RCC can obtain maintenance records if required	Compliant
	Demolition			
C3	Any demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001)		RCC advised no demolition works proposed for the development	Not triggered
	Construction Hours			
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	Hours of work communicated in the CEMP and NVMP as well as the CTPMSP Hours of work included in the project induction RCC note they are allowed to work extended hours - notification received from Minister Planning and Public Spaces dated 31 March 2020 Site is now working 08:00 to 17:00 on Saturdays and 08:00 to 13:00 on Sundays		Compliant
C5	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (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.		RCC advised that there has been nil requirement for additional of hours work to date. Planning has commenced on the installation of the access bridge from the new development to the existing hospital, which will require extended weekend work - this will be subject to full community consultation, and will require an exemption to be sought from the DPE before works can commence Extended hours may also be required for water main relocation (installation of valves) in Louisiana Road	Compliant
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		RCC stated that this will form part of the planning process for the activity, but has yet to be undertaken	Not triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Requirement addressed in NVMP and included in induction	RCC stated that they do not envisage having to undertake any rock hammering, sheet piling, pile driving or similar activities on the site	Compliant
	Implementation of Management Plans			
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Management Plans are made available to Contractors as part of the onboarding process - sighted example of DECC Contract for Civil Works # 1179-DEMENV	Site induction includes key points from the CEMP and sub-plans This audit noted that site works were generally compliant with the CEMP	Compliant
	Construction Traffic			
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping, unless directed by traffic control.	TCP addresses site access Authorised Traffic controller on Gate One (main access point) - sighted Statement of Completion dated 18/11/2019	All traffic observed to be entering and leaving site in a forward motion on the day of this audit	Compliant
	Hoarding / Fencing Requirements			
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (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.	Security fence installed around site with HI shade cloth covering maintained	RCC stated that where there are any areas of graffiti on the fence, the shade cloth is removed and replaced immediately There was no areas of graffiti observed during the site inspection on the day of the audit	Compliant
	No Obstruction of Public Way			
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	No obstructions were noted on the day of this audit - refer photo 1 & 2 of Appendix D of Independent Audit Report	Authorised Traffic controller on Gate One (main access point), is responsible for ensuring there is no obstruction to pedestrian movement outside Gate One No obstructions were noted on the day of this audit	Compliant
	Construction Noise Limits			
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan	CNVM addresses requirements of the SSDA Summary of results included in Monthly Report	Noise and vibration monitors are on site, and provide real time data to the acoustic consultant. RCC will be informed if there are any exceedances	Compliant
C13	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.	Covered by general induction process, as well as the CTPMSP Sighted instruction to delivery drivers which provides detailed summary of process required to gain access	RCC stated that for major works, such as concrete pours, the WHS&E Advisor will visit the suppliers yard to conduct a project induction Vehicles not addressing protocol will be sent away	Compliant
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Plant on site is equipment with Squawkers (quackers)		Compliant
	Vibration Criteria			

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C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time)	CNVM addresses requirements of the SSDA Photo 19 of Appendix D of the Independent Audit Report shows the location of the noise monitoring device	Noise and vibration monitors are on site, and provide real time data to the acoustic consultant. RCC will be informed if there are any exceedances	Compliant

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
C16	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 C20.	No residential buildings within 30 metres of site	RCC noted vibration monitor adjacent to operating theatre, with real time monitoring	Not triggered
C17	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B20 of this consent.		RCC note there has been no requirement to modify the limits in SSDA	Not triggered
Tree Protection				
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared by Travers Bushfire & Ecology dated November 2018; and (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 following was noted during the site inspections: 1) No street trees have been trimmed or removed 2) There is no requirement to provide protection to street trees 3) Trees to be preserved on site have been marked, there is evidence of tree protection measures as outlined in the Tree Assessment Report dated November 2018, with areas fenced off It was noted during the site inspection that there were no areas of spoil from site operations stockpiled in the cleared zone south of the building site	Action taken to address previous audit finding This audit confirmed appropriate controls are now being implemented	Compliant
Bushfire Design				
C19	Construction of the roof, southern, eastern and western elevation(s) of the proposed works shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection 2006	Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032)		Compliant
C20	Construction of the northern elevation(s) of the proposed works shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032)		Compliant
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	CEMP Section 6.1.9 provides overview of dust control measures Water cart on site to keep road surfaces damp and to spray stockpiles as required Stockpiles have been protected with seeding Mulch is being applied for areas of vegetation clearing Sighted Report for 16-23 March	Dust monitoring has been undertaken on site Minor peaks in presented data, but compliance for reporting period Visual monitoring carried out on site, and included in weekly environmental inspections RCC stated that there has been no evidence of excessive dust being generated from the site	Compliant
C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Water cart observed on site for watering of roads and stockpiles Shaker grid maintained at exit to gate one- No trucks observed entering or leaving set without appropriate covering of loads External roads do not exhibit dirt deposition - Gateman observed using broom to remove minor spillage at Gate One	No trucks observed entering or leaving set without appropriate covering of loads Street sweeper on stand by if required Gateman observed using broom to remove minor spillage at Gate One	Compliant
Erosion and Sediment Control				
C23	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.	Site inspection determined control measures identified in CSWMSP Erosion Control plan have been implemented There were no observed discharges of sediment beyond the site boundary Sighted evidence of inspection of control measures		Compliant
Imported Soil				
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department or Certifying Authority upon request.		RCC no imported fill has been required have received road base and drainage filter material - suppliers have been requested to provide confirmation of supply source (manufactured product)	Compliant
Disposal of Seepage and Stormwater				
C25	Adequate provision must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. Prior written approval of council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street	S138 approval includes proposed process to dispose of stormwater . There has been no requirement to discharge of site stormwater to council drainage system		Compliant

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
Unexpected Finds Protocol - Aboriginal Heritage				
C26	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 registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by the EESG Group 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 EESG Group to develop and implement management strategies for all objects/ sites.		RCC advised that there have been no unexpected finds on site	Not triggered
Unexpected Finds Protocol - Historical Heritage				
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW 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 the NSW Heritage Division.		RCC advised that there have been no unexpected finds on site	Not triggered
Waste Storage and Processing				
C28	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste bins observed on site were adequate for site activities		Compliant
C29	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	RCC have company wide initiative for waste minimisation, with a target of 80% of waste to be recycled, with a monthly waste report generated and issued to senior management - sighted report for May showing 95% achieved		Compliant
C30	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.	Wash out basin on site for cleanout of receiving hopper for concrete pumps and discharge chute for concrete delivery trucks - bunded and with suitable controls	Small amounts of concrete within the bund will be used on site Concrete delivery trucks required to cleanout drums at batch plant in accordance with standard industry practice Inspection of wash out areas forms part of weekly environmental checklist	Compliant
Independent Environmental Audit				
C31	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	DPE letter dated 31/10/2019 agreeing to Ken Cameron as the Independent Auditor		Compliant
C32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	Independent Audit Program, dated 25/11/2019, is contained on the Project Website		Compliant
C33	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	Initial construction audit conducted on 15 & 16 January 2020. This audit conducted on 23 June, which is within the 6 month time period		Compliant
C34	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C32 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).	Independent audit program prepared in accordance with conditions Audit report has been developed to comply with the conditions		Compliant
C35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C32 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least 4 weeks before the response is made available.	Previous Independent report is available on the HI Website		Compliant
C36	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.		No request has been made by RCC/HI	Not triggered

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	At least one month before commencement of operation, The date of commencement of the occupation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Post-construction Dilapidation Report				
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.		RCC advised no infrastructure damage, or requiring relocation to date on the project Dilapidating surveys on web site will form the base line for future assessment of any damage that may have occurred	Not triggered
Utilities and Services				
D6	Prior to commencement of operation, a compliance certificate under the Section 307 of the water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Works as Executed Plans				
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Green Travel Plan				
D8	Prior to the commencement of operations, a Green Travel Plan (GTP), must be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Central Coast Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the equipment for travel surveys to identify travel behaviour of users of the development.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Evacuation and Emergency Planning				
D9	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014 and Australian Standard AS 3745 2010 Planning for Emergencies in Facilities.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Mechanical Ventilation				

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
D10	Prior to commencement of final operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW		CC2 not yet issued - target date is 7/02/2020	Not triggered

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
	Operational Noise – Design of Mechanical Plant and Equipment			
D11	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment dated 31 January 2019 and prepared by Pulse Acoustic Consultancy and 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 Environmental Noise Assessment.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Road Damage			
D12	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Fire Safety Certification			
D13	Prior to commencement of final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Structural Inspection Certificate			
D14	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Stormwater Quality Management Plan			
D15	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Warm Water Systems and Cooling Systems			
D16	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Outdoor Lighting			
D17	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Signage			
D18	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
D19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Operational Waste Management Plan			

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
D20	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in Section 7 of the EIS.</p>		<p>Project still in construction phase Nil to report at the date of this schedule</p>	<p>Not triggered</p>

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
Landscaping				
D21	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures at section 7 of the EIS (d) Comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006; and (e) provide for the planting of 46 trees.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
D22	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Asset Protection Zones				
D23	Prior to the commencement of operation, the development site must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RES document Standards for asset protection zones.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Operational Noise Limits				
E2	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Consultancy dated 31 January 2019.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
E3	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 -Acoustic and Vibration Assessment and dated 31 January 2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Unobstructed Driveways and Parking Areas				
E4	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Green Travel Plan				
E5	The Green Travel Plan required by the condition of this consent must be updated annually and implemented.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Ecologically Sustainable Development				
E6	Unless otherwise agreed by the Planning Secretary, Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B9, Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Car Parking Management Strategy				
E7	The Applicant must prepare and implement a Car Parking Management Strategy within three months of the commencement of use of the Clinical Services Building, or timing otherwise agreed by the Planning Secretary. The Car Parking Management Strategy must be prepared in consultation with Council and must address, but not be limited to: (a) on-street car parking management, including details of any supporting infrastructure required for the proposed management measures; (b) measures to promote the continuing use of on-site parking by hospital users following the implementation of the paid parking on the hospital campus, including a transition period of reduced parking rates; and (c) arrangements for the implementation and enforcement of the measures.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
Outdoor Lighting				
E8	Notwithstanding Condition D17, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		Project still in construction phase Nil to report at the date of this schedule	Not triggered

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
	Fire Safety Certificate			
E9	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Landscaping			
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Asset Protection Zones			
E11	The asset protection zones required by condition D33 shall be maintained for the duration of occupation of the development.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Hazards and Risk			
E12	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
E13	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Dangerous Goods			
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – Technical Bulletin (EPA, 1997).		Project still in construction phase Nil to report at the date of this schedule	Not triggered
E15	In the event of an inconsistency between the requirements E14(a) to E14(c), the most stringent requirement must prevail to the extent of the inconsistency.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
E16	The new access road connecting the hospital site to Louisiana Road is restricted to emergency and service vehicles only.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	ADVISORY NOTES			
AN1	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.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Long Service Levy			
AN2	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.	Presented evidence of payment of levy (receipt dated 9 June 2020)		Compliant
	Legal Notices			
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Access for People with Disabilities			
AN4	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 above ground works, 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.	Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032) notes Draft Disability access report dated February 2020 prepared by Cheung Access	CC3 will included final report	Compliant
	Utilities and Services			
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Electricity: L3 Design Report dated 20/12/2019 (LEHR) - Sighted Ausgrid Approval of design dated 6/01/2020 Stormwater: S138 Certificate issued	Gas: use exiting facility connection - no additional connection required	Compliant
AN6	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.	Crown Certificates No CRO-20015 (CC2) dated 25/03/2020 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032) includes design statements covering electrical and mechanical works		Compliant
	Road Design and Traffic Facilities			
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Sighted approval as noted above		Compliant
	Road Occupancy Licence			
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.		RCC stated a Road Occupancy Licence not required - not identified in CTPMSP	Not triggered

Unique (ID)	Compliance Requirement	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
	SafeWork Requirements			
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site fencing established - was in good order during site inspection Full time gateman/traffic controller at Gate 1 (Main construction access point)	RCC have established controlled access gate for personnel to enter construction site RCC note fully compliant /Certified WHS system being implemented on site (not subject to detailed review during this audit)Process addressed in Induction	Compliant
	Hoarding / Fencing Requirements			
AN10	(a) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		No hoardings required over Council footways or road reserve Jersey Curb barriers erected on Louisiana Road for protection of pedestrians with the agreement of Council	Compliant
	Handling of Asbestos			
AN11	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.		Process defined in unexpected finds procedure - no hazardous material identified on site	Not triggered
	Fire Safety Certificate			
AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		Project still in construction phase Nil to report at the date of this schedule	Not triggered
	Roadworks and Access			
AN13	Prior to any further development on the hospital site beyond this consent, a post operational intersection analysis report should be undertaken and referred to TfNSW(RMS) for consultation. The report should include: (a) a review of the traffic conditions and the level of service of the intersection of the Pacific Highway / Craige Avenue / Hospital Entrance. (b) any potential intersection improvements required to meet future demand of the hospital		Project still in construction phase Nil to report at the date of this schedule	Not triggered

Wyong Hospital Expansion – SSD 9536

Construction Compliance Audit No.1

Appendix B: Planning Secretary Audit Team Agreement



Health Infrastructure
ATTN: Ms Leone McEntee
Manager, Planning
Level 14, 77 Pacific Highway
NORTH SYDNEY NSW 2060

Contact: Emmanuel Smith-Aspros
Phone: 02 8275 1232
Email: compliance@planning.nsw.gov.au

BY EMAIL ONLY: Leone.McEntee@health.nsw.gov.au

Dear Ms Leone McEntee

Agreement of Independent Auditor Wyong Hospital Expansion (SSD 9536)

Reference is made to the submission, dated 28 October 2019, seeking the agreement of the Secretary of the Department of Planning, Industry & Environment (the Department) of a suitability qualified, experienced and independent auditor to undertake independent audits of the Wyong Hospital Expansion project.

In accordance with Condition C31, Part C and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following auditor: Mr Ken Cameron.

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

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

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

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

If you have any questions, please contact Emmanuel Smith-Aspros on the details listed above.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Kate Moore'.

Kate Moore *28/10/2019*
A/Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

Wyong Hospital Expansion – SSD 9536

Construction Compliance Audit No.1

Appendix C: Independent Audit Declaration Form

Project Name Wyong Hospital Expansion
Consent Number SSDA 9536
Description of Project Construction and operation of the Wyong Hospital Expansion.
Project Address Wyong Hospital, Henry Moore Dr, Hamlyn Terrace NSW
Proponent Health Infrastructure
Title of Audit Independent Audit for Wyong Hospital Expansion – January 2020
Date 3 July 2020

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

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

Notes:

a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor Ken Cameron
Signature 
Qualification BE, MBA, Qualified Lead Auditor
Company Ken Cameron & Associates Pty Ltd
Company Address 31 The Boulevard Lewisham NSW 2049

Wyong Hospital Expansion – SSD 9536 Construction Compliance Audit No.1

Appendix D: Photos from site inspection



Photo1: Front Gate – minimal deposition on road



Photo 2: Exit point from site – shaker grid has been maintained



Photo 3: Works zone adjacent to gate 1 with appropriate controls



Photo 4: Site access from Gate 1 – pavement material installed

Wyong Hospital Expansion – SSD 9536 Construction Compliance Audit No.1



Photo 5: Appropriate controls adjacent to site access



Photo 6: Appropriate controls in place



Photo 7: Lay down area



Photo 8: Lay down area

Wyong Hospital Expansion – SSD 9536 Construction Compliance Audit No.1



Photo 9: Area of retention basins



Photo 10: Sedimentation fence at drainage interface (needs cleaning)



Photo 11: Cleared area, habitat trees maintained



Photo 12: Cleared area with appropriate controls at southern fence line

Wyong Hospital Expansion – SSD 9536 Construction Compliance Audit No.1



Photo 13: Construcion of bush fire track



Photo 14: Undercroft of building – note recycling bins



Photo 15: Works area delineated



Photo 16: View from access to top carpark

Wyong Hospital Expansion – SSD 9536 Construction Compliance Audit No.1



Photo 17: Area for new carpark showing secure fencing



Photo 18: Permanent carpark under construction



Photo 19: Need for clean out of drainage controls

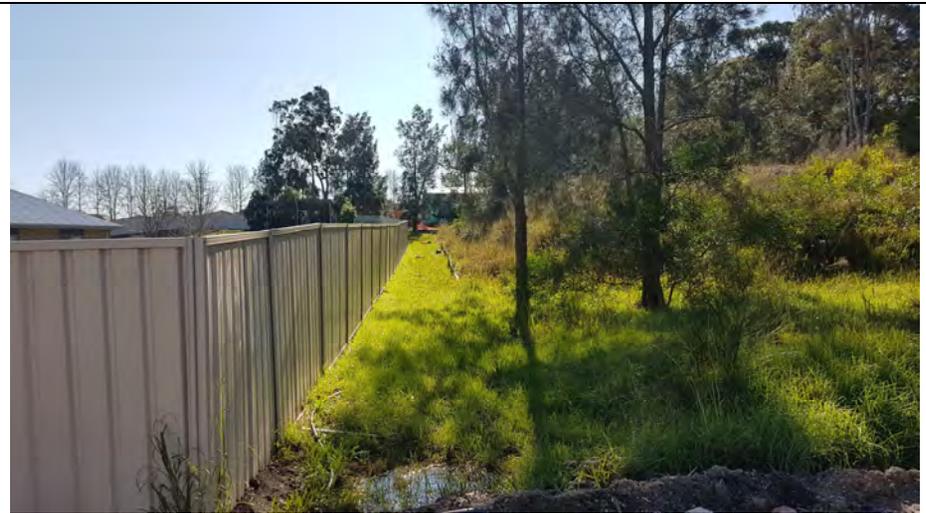


Photo 20: No impact on property at western edge of site