

HEALTH INFRASTRUCTURE

Independent Audit 6 – Proponent review and response

SSD-9838218 Griffith Base Hospital

14 January 2025

Declaration

This Proponent review and response has been prepared for NSW Health Infrastructure (HI) in response to an Independent Audit, including the recommendations and opportunities for improvement identified in the final Audit Report. The response to each of the audit findings is included as outlined in the *Independent Audit Post Approval Requirements (May 2020)*.

Declaration	
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Date:	14 January 2025

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
V0.1	14 January 2025	Gavin Statham	Independent Audit – Proponent review and response (draft)	Chris Ileris	HI Planning
V1.0	14 January 2025	Gavin Statham	Independent Audit – Proponent review and response	Kathryn Saunders	Chris Ileris

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1. Introduction

1.1 Project Application Number and Project Name

SSD-9838218 Griffith Base Hospital Redevelopment

1.2 Site Address

Griffith Base Hospital, 1 Noorebar Ave, Griffith NSW 2680

Lot 2 DP 1043580

1.3 Project Contact Details

Proponent	NSW Health Infrastructure
Client Representative	Turner & Townsend
Contractor	ADCO Constructions

1.4 Independent Auditor

NGH Pty Ltd

1.5 Independent Audit Date

11 December 2024

2. Proponent response

The Independent Audit Report 5 was prepared by Nicola Smith and Natascha Arens, from NGH. The Audit Report dated 20 December 2024 was received on 20 December 2024 for an audit site inspection completed on 11 December 2024. The Audit Report has been reviewed and the response to the audit findings are listed in the below table.

In relation to non-compliances, the response sets out the action and the completion timing. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Please note the below table contains a list of the 3 non-compliances as determined in Audit 6.

Condition of Consent	Requirement (exact wording)	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response & Timing
A2	The development may only be carried out: a) in compliance with the conditions of this consent;	The auditor identified two non-compliant findings, which have been recorded with regard to the Project website without current monitoring reports (A23) and works not in accordance with arborist report (C19).	Non-compliant	NC1	Addressed individually below.
A23	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: (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;	The audit found that the Environmental Monitoring Report and the comprehensive noise and vibration monitoring report for the audit period were not available on the Project website at the time of the sixth audit. Update the Project website with Environmental performance reporting and comprehensive summaries of monitoring results (e.g. noise and vibration) for the sixth audit period.	Non-compliant	NC33	Completed – In line with Audit 6 Report findings under Section 4.1 [Recommended actions] the Environmental Monitoring Report 7 May to Dec 2024 was uploaded to the Project website on 18 Dec-24.
C19	For the duration of the construction works: c) all trees on the site that are not approved for removal are to be retained and must be suitably protected during construction as per the recommendations of the Aboricultural Impact Assessment dated 28 January 2021 and Aboricultural Advice dated 26 April 2023 prepared by CPS; 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.	The audit found that the Arborist’s October 2024 report identified that the corrective actions in the June 2024 report were still outstanding and thereby, were not being protected in accordance with the recommendations in the Arboricultural Assessment and Advice letter. The audit also found that the site fencing was removed, including tree protection fencing, without arborist supervision on-site. Address the noncompliances in the October Arborist report if still relevant to the site. Ensure the Arborist is engaged for supervision for the removal of the timber panelling tree protection.	Non-compliant	NC34	Completed – October Arborist report findings confirmed by the Contractor as no longer relevant to the site. Furthermore, confirmation has been received from the Contractor noting that Toolbox talk has been undertaken with the project team detailing appropriate methodology and actions should tree protection be required to be removed. Toolbox record has been generated to evidence close out activity with the IEA. Action – Contractor to ensure relevant activities are executed in alignment with Arborist advice

Condition of Consent	Requirement (exact wording)	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response & Timing
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going forward (if Arborist is required).

Condition of Consent	Independent Audit Improvement Opportunities	Unique Identification Number	Proponent Response & Timing
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B12	The demolition of building numbers in the scope of works (pp 7) does not align with those described in the ADCO Staging Report or with the requirement of the condition. As this document is an archival recording, it is recommended that the scope of works be updated to reflect the Project.	IO5	<p>Noted – It is noted that the referenced Archival Recording does not form part of the Contractor’s scope of works, rather that it forms part of a previous development and planning approval instrument.</p> <p>In addition, Condition B12 relates to the Heritage Photographic Archival Recording requirements as part of the planned demolition of specific existing buildings on site, rather than the numerical building identifiers identified in the ADCO Staging Report. The Contractor will ensure that the requirements of B12 are satisfied in relation to producing photographic archival records of the noted buildings in accordance with the NSW Heritage Branch guidelines prior to the commencement of demolition.</p> <p>Action – Contractor to undertake a review of the ADCO Staging Report to ensure alignment (including building numbering) with Project scope of works. Where departures are identified, the ADCO Staging Report is to be updated accordingly in alignment with the requirements of A13(c).</p>
C9	As the Project has progressed, the Erosion and Sediment Control Plan (ESCP) should be updated to reflect current works and changed boundaries.	IO6	<p>Action – Contractor has commenced internal review of ESCP with a view of updating to reflect current works and changed boundaries, targeting close out by 24 Jan-25.</p>
C9	Exposed areas that are to be, or have recently been, topsoiled and are located directly upgradient of the gutter of the driveway adjacent to the private hospital should have sediment controls in place to prevent sediment laden stormwater runoff entering the stormwater system. Refer to Photos 5 and 14 in Appendix E.	IO7	<p>Completed – Site wide sediment controls to drains were reviewed by Contractor immediately after the Audit was undertaken, followed by adjustments where applicable to ensure alignment with the Sediment Control Plan.</p> <p>Photos have been provided to evidence and close out IO7 with the Auditor.</p> <p>Action – Contractor to monitor and adjust geotextile when issue is identified.</p>
C9	Adjust sediment controls around drains to ensure the full length of the drain opening is covered. Refer to Photo 14 in Appendix E.	IO8	<p>Completed – As per Proponent Response & Timing item above for IO7.</p> <p>Photos have been provided to evidence and close out IO7 with the Auditor.</p>