

John Hunter Health and Innovation Precinct Project Independent Environmental Audit #1

Prepared for Multiplex Constructions

October 2022

John Hunter Health and Innovation Precinct Project

Independent Environmental Audit #1

Multiplex Constructions

E220108 RP#1

October 2022

Version	Date	Prepared by	Approved by	Comments
0.1	23/8/2022	Nena Lane-Kirwan/David Bone	David Bone	Draft
1	26/8/2022	David Bone	David Bone	Final 1.0
2	27/10/2022	W.Mason / David Bone	David Bone	Final 1.2 Addressing DPE comments

Approved by



David Bone

Independent Auditor

27 October 2022


Level 3 175 Scott Street

Newcastle NSW 2300

This report has been prepared in accordance with the brief provided by Multiplex Constructions and has relied upon the information collected at the time and under the conditions specified in the report. All findings, conclusions or recommendations contained in the report are based on the aforementioned circumstances. The report is for the use of Multiplex Constructions and no responsibility will be taken for its use by other parties. Multiplex Constructions may, at its discretion, use the report to inform regulators and the public.

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Independent Audit Declaration

Project name	John Hunter Health and Innovation Precinct Project Independent Environmental Audit #1
Consent number	SSD-9351535
Description of project	The construction and operation of a new eleven story acute Services Building, including four levels of semi-basement parking and a rooftop helipad, and includes upgrades to existing John Hunter Hospital Buildings and facilities.
Proponent	Multiplex Constructions
Date	26 August 2022
<p>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:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant approval condition(s) of consent and in accordance with the <i>Independent Audit Post Approval Requirements</i> (Department 2020); 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 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 development 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 fair 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. <p>Note:</p> <ol style="list-style-type: none"> Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and The <i>Crimes Act 1900</i> 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	David Bone
Signature	
Qualification	<ul style="list-style-type: none"> Associate Diploma of Applied Science 1986 CENVP #137 Lead Auditor
Company	EMM Consulting Pty Limited
Company address	3/175 Scott Street Newcastle 2300

Executive Summary

This independent environmental audit was conducted in accordance with Condition C34 – C39 of Schedule 2 of development consent SSD-9351535 granted in November 2021. The objective of the audit was to assess compliance with SSD approval in relation to operation of the Project. The audit period was 30 November 2021 to 18 July 2022. This was the first audit for the project under the approval.

At the time of the audit, site boundaries were in place, clearing works had commenced and were ongoing, site access was established to the west and under construction to the east. A carpark extension was under construction and access paths for pedestrians and bicycles was nearing completion. Geotechnical investigations and access roads were also under construction at the time of the audit.

The findings of this audit are that the operation of the approved project is considered generally compliant with the SSD conditions. The management and associated environmental programs in place were found to be adequate in scope and generally applied in practice by Multiplex Constructions for the stage of the development audited.

TABLE OF CONTENTS

Executive Summary	ES.1
1 Introduction	1
1.1 Background	1
1.2 Audit Team	1
1.3 Audit objectives	2
1.4 Audit scope	2
1.5 Audit Period	2
2 Audit methodology	3
2.1 Selection and endorsement of audit team	3
2.2 Independent Audit Scope development	3
2.3 Compliance evaluation	3
2.4 Site interviews	3
2.5 Site inspections	4
2.6 Consultation	4
2.7 Compliance status descriptors	4
3 Audit findings	5
3.1 Approvals and documents audited	5
3.2 Compliance performance	6
3.3 Summary of agency notices, orders, penalty notices or prosecutions	6
3.4 Previous audit recommendations	6
3.5 EMP, Sub-plans and compliance documents	6
3.6 Environmental performance	7
3.7 Consultation outcomes	7
3.8 Complaints	8
3.9 Incidents	8
3.10 Actual verses predicted environmental impacts	8
3.11 Site interviews	8
3.12 Site Inspection	8
3.13 Previous Annual Review or Compliance Report recommendations	8
3.14 Key strengths	8
4 Recommendations	9
4.1 Non-compliances	9

4.2	Opportunities for improvement	9
5	Conclusion	10

Appendices

Appendix A	NSW Department of Planning and Environment Secretary’s Endorsement	A.1
Appendix B	Consultation Register	B.1
Appendix C	Photographs	C.1
Appendix D	Independent Audit Compliance Table	D.1

Tables

Table B.1	Agency and stakeholder consultation records	B.2
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1 Introduction

1.1 Background

EMM Consulting (EMM) was engaged by Multiplex Constructions to undertake an independent audit of the operational compliance with the conditions of approval as required by Conditions C34 – C39 of the State Significant Development (SSD) 9351535 approval. The period covered by the audit was the initial construction of Stage 1 works for the project. The stage 1 works commenced on 2 May 2022, following approval to commence works on 28 April 2022. The auditor Mr David Bone of EMM Consulting (EMM) was approved on 26 May 2022 with the audit scope loaded onto the portal on 20 June 2022. The audit was undertaken on 18 July 2022.

The Project will provide a new eleven story acute services building, including four levels of semi-basement parking and a rooftop helipad, and includes upgrades to existing John Hunter Hospital Buildings and facilities.

Key features of the Project include:

- the construction and operation of an eleven storey Acute Services Building, including four levels of semi-basement parking and a rooftop helipad;
- the refurbishment of existing John Hunter Hospital buildings and the construction of new road infrastructure and improvements to existing drop off facilities;
- construction of new road infrastructure and improvements to existing drop-off facilities;
- temporary construction access road;
- new pedestrian connections to the new Acute Services Building and a link bridge to the Hunter Medical Research Institute;
- upgrade existing car parking facilities;
- landscape and public domain works;
- mines grouting remediation works;
- building services works and utility adjustments;
- stormwater drainage;
- signage; and
- site preparation, including bulk earthworks and tree removal.

1.2 Audit Team

The audit was conducted by EMM Consulting, approved lead auditor Mr David Bone. David has signed the independent audit declaration as seen above and was assisted by the administrative staff in the compilation of this report.

1.3 Audit objectives

The key objective of the independent environmental audit (IEA) is to determine the project's compliance with SSD-9351535 conditions relevant to the operational phase of the project. The independent audit requirements under SSD-9351535 are detailed in the following subsections.

The IEA also determine compliance with the requirements of the Project's supporting documentation including operational reports.

Finally, the IEA assesses the overall effectiveness of environmental management at the Project through the site-based component of the audit.

1.4 Audit scope

The audit assesses project compliance with conditions as set out by SSD-9351535, targeting the pre-construction and early construction phases of the project. The specific conditions of consent which will be assessed as part of this audit are the following:

- Schedule 2 Part A, Conditions A1 through A40;
- Schedule 2 Part B, Conditions B1 through B36; and
- Schedule 2 Part C, Conditions C1 through C54 (where the relevant stage of construction has been triggered).

The audit also included assessment of post approval and compliance documentation prepared to satisfy the conditions of consent including the implementation of the Construction Environmental Management Plan (and associated sub-plans).

The audit reviewed the environmental performance of the project via assessment of;

- Actual impacts compared to predicted impacts documented in the environmental impact assessment;
- The physical extent of the project in comparison with the approved boundary;
- Incidents, non-compliances and complaints that occurred or were made during the audit period;
- The performance of the project having regard to agency policy and any particular environmental issues identified through consultation carried out during the development of the audit scope; and
- Feedback received from the Department, other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period.

The consultation register is contained Appendix B.

1.5 Audit Period

The 2020 IEA assessed the environmental performance and compliance status of the John Hunter Health and Innovation Precinct from approval of the project in November 2021, to the commencement of Stage 1 early works that were being carried out at the time of the audit on 18 July 2022.

2 Audit methodology

The IEA was undertaken in accordance with the requirements as set out by section 3 of *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment (DPIE), 2020), and following ISO 19011 audit requirements where relevant.

The audit scope was developed by the lead auditor, Mr. David Bone and included review of the project approval and all documentation relevant to the operation of the Project.

2.1 Selection and endorsement of audit team

This is an 'independent' audit, meaning that the auditor(s) must be endorsed by the Secretary of the Department of Planning and Environment (DPE) (formerly known as the Department of Planning, Industry and Environment DPIE) prior to conducting the audit. As such, the audit teams qualifications, and a statement on their independence from the site were submitted to DPIE and approval was obtained.

DPE Secretary approval of the audit team of Mr David Bone (Lead Auditor) was received by Multiplex on 26 May 2022. The endorsement letter is contained in Appendix A.

2.2 Independent Audit Scope development

The independent and endorsed audit team have developed the scope of this IEA in accordance with the NSW Independent Audit - Post approval requirements, the conditions of approval as approved by the NSW Minister for Planning and Environment have been listed in Appendix D and are used as the basis for this audit.

2.3 Compliance evaluation

The evaluation of compliance of the project will be undertaken through several different means, including a desktop review of publicity available, site interviews and a site visit. The site visit was undertaken to ensure that compliance with approved plans is being implemented on the ground and that additional evidence is available to ensure ongoing compliance. Site interviews were used to assess that site personnel understand their role in relation to the compliance requirements for the project.

2.4 Site interviews

Any information requested was sent to prior to the audit to ensure as much information as possible could be reviewed prior to arriving on site and to understand key operational elements of the Project. The information was transferred to EMM by Multiplex prior to the audit.

Interviews were held on site as part of the audit and included the following staff:

- Site Superintendent
- Senior Project Engineer

Discussion points raised were:

- Project overview;
- Update on construction to date;
- Audits conducted;
- Complaints; and

Incidents since project commencement;

2.5 Site inspections

On the 18 July 2022 a site inspection of the Project, was undertaken. The audit team was escorted at all times by Multiplex representatives. Those involved in the audit process comprised of:

- Steve Russell – Project Engineer
- Site Manager – Brett McFadzien
- HSE Manager – Ben May
- Site Engineer – Stephanie Souter
- Cadet Engineer – Ethan Smith

The opening and closing meeting was also attended by video link by

- HI NSW Project Director – Narelle Bromilow
- HI NSW Project Director – Scott Liddell
- APP Senior Project Manager – Mathew Watson

Appendix C includes photographs that were taken during the site inspection.

2.6 Consultation

Consultation was undertaken with the relevant agencies and stakeholders to ensure that were also given the opportunity to raised concerns that they wish to have addressed within the IEA. City of Newcastle Council, Hunter Water, Telstra, Jemena and Health Infrastructure NSW (present in the audit meetings) were contacted and asked to comment on the project.

Consultation undertaken is listed in Appendix C, at the time that the audit report was completed no feedback had been received from the consultation.

2.7 Compliance status descriptors

The audit has been undertaken in consideration of the following compliance status descriptors, in accordance with the requirements as set out by section 3 of *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment (DPIE), 2020):

- **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; and
- **Not triggered** - a requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as they see fit in relation to any compliance requirement or any other aspect of the project.

3 Audit findings

3.1 Approvals and documents audited

The following documents were reviewed to assess compliance against relevant project approval conditions and the operational performance and effectiveness of environmental management measures implemented during the audit period:

- SSD-9351535 Conditions of Approval
- DPE Letter SSD-9351535-PA-4 14/6/22 CEMP and sub plans
- DPE letter SSD-9351535-PA-1 16/5/22 - Biodiversity
- Construction Traffic Pedestrian Management Plan (CTPMP) 24/5/22
- Staging Report V2 March 2022
- Construction Environmental Management Plan version dated 14/4/22
- Program Control Group (PCG) Meeting minutes no. 10
- Internal WHSE audit undertaken 15/6/22
- <https://www.hneinfra.health.nsw.gov.au/projects/john-hunter-health-innovation-precinct>
- Site Induction
- Incident Register
- Complaints register
- Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)
- Notification of commencement 28/4/22
- Crown Certificate 1 (CRO-22029) for Stage 1 Enabling Works 29/4/22
- Stage 1 Pre-construction dilapidation report Rev B completed 28/4/22
- Unexpected finds reports to DPE 24/5/22
- Letter from emfgriffiths pty ltd (s2021280esd-1) of 28/4/22 – ESD requirements
- Star Group certification letter regarding lighting of HRMIU carpark (letter of 16/6/22) – Lighting
- Avipro email notification of crane works commencing on the project 5/4/22. – Helicopter operations, crange
- ESCP's Northrop drawing CV_40-B20 NL-E1 Rev A
- Crown Certifier lodgement 28/4/22, Northrop letter NL191366
- BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22

- Documentation submitted to NCC (email of 11/7/22) for comment
- Notice received from Subsidence Advisory for Stage 1, 2 works 1/10/21 (FN19-11562, TBA21-03653)
- Plant Maintenance records
- Monitoring data
- Pre-clearance tree and nest box surveys Umwelt Consultants 26 and 27 April 2022 (22284_R03_V1, 22284/R04/V1)
- Asbestos Licence AD211153
- Asbestos removal control plan approved 24/5/22
- Asbestos Waste docket - 27/5/22 (GEN1435196-1)
- Independent auditor approval
- Blackash Bushfire letter 16/6/22
- Umwelt Consulting letter 3/6/22 (22284_R05_Russell_20220603) – Bushfire APZ clearing

3.2 Compliance performance

A total of 207 items were identified which required compliance was required to be determined during the audit. These were comprised of:

- SSI 9351535 Conditions of Approval
- Approved Construction Environmental Management Plan (CEMP) and sub plans
- Of the 130 conditions, a total of 87 were determined to be triggered for this audit cycle. The remainder of the conditions are not triggered as they relate to later stages of the project or operational stages which have not commenced at the time of the audit.
- Of the 87 conditions triggered for this audit, 86 were identified to be compliant.

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

There were no notices, orders, penalty notices or prosecutions during the audit period.

3.4 Previous audit recommendations

This is the first independent environmental audit that has been triggered and therefore there are no previous recommendations.

3.5 EMP, Sub-plans and compliance documents

The Environmental Management Plans and sub plans have been developed in accordance with the conditions of consent. Compliance documentation has been established and shows correct implementation in accordance with the EMP and sub plan requirements.

Environmental management plans are required for the project under CoA B15 to B20. The plans required for the project were prepared and approved, where required on between 14 April 2022 and 14 June 2022. The implementation of the Management Plans was reviewed in detail during the site inspection, while all sub-plans were reviewed, focus was on the following sub-plans:

- Construction Traffic and Pedestrian Management Sub Plan (CTPMSP)
- Construction Noise and Vibration Management Sub Plan (CNVMSP)
- Construction Soil and Water Management Sub Plan (CSWMSP)

Details on the documents reviewed in relation to these documents is contained in Appendix D. The site inspection noted the following in relation to compliance with these plans:

- Pedestrian and cyclist pathways were in place and clearly signposted. Paths and bushland tracks were observed to be in use during the audit.
- Site parking was fully contained within the project boundaries
- Traffic routes were clearly identified in the site induction as well as at site gates and in offices and crib rooms
- The site induction contains key requirements of the approved plans and CoA
- Vibration monitoring equipment is in place as required by the management plans and was operational at the time of the audit. Vibratory works had commenced with impact rolling of access roads and fill
- Waste tracking was reviewed in monthly reports provided showing compliance with the requirements of the CoA and approved plans
- Waste separation is occurring on site and all wastes were appropriately stored
- Clearing for the project was largely complete and erosion and sediment control plans for the project were reviewed. Progressive plans are also prepared for discreet stages of the works and all controls were in place at the time of the audit as per the erosion and sediment control plans. Pre-clearing surveys to identify fauna habitat presence and trees and other structures required to be protected was completed on 26-27 April 2022 prior to construction.
- Tree protection for planted trees as per the requirements of C18 (c), have been implemented where required for the Stage 1 works.

3.6 Environmental performance

The project was considered to be in general compliance with all conditions that have been triggered at this stage of the project. The site was well organised, site personnel were well aware of the environmental requirements under the conditions of consent and how they related to their role on the project.

3.7 Consultation outcomes

The project was still in its early works phase, consultation feedback was not received at the time of the IEA was completed.

3.8 Complaints

No complaints received as of 18 July 2022.

An enquiry was received during the audit period on 2 May 2022.

- 1/5/22 Email Cyclist wanting clarification of the existing bike path being maintained during the construction process, the concerns were addressed by the community relation team.

Complaints and enquiries have been adequately addressed in accordance with conditions for the project.

3.9 Incidents

No incidents have been recorded at this stage of the project

3.10 Actual verses predicted environmental impacts

The project is being managed in accordance with environmental management plans that have been developed to mitigate environmental impacts. At this stage of the project is considered to be compliant with predicted impacts.

Clearing works were the predominate impact assessable at the time of the audit. The clearing limits were noted to be within approved boundaries in all areas.

Vibration impacts from early works were noted to be below trigger levels predicted in the approval documents.

Access for pedestrians and cyclists was available with signage present as required by the approval documents.

3.11 Site interviews

All site personnel were aware of their environmental requirements for their roles on site. Personnel interviewed during the audit are detailed in Section 3.5.

3.12 Site Inspection

The site inspection of the active areas of the site, surrounding areas and perimeter fencing and signage was undertaken following the kick off meeting on 18 July 2022. The focus of the inspection was to determine the implementation of mitigation measures contained in approved plans.

3.13 Previous Annual Review or Compliance Report recommendations

This was the initial audit for the project, no previous audits had been undertaken and no recommendations made.

3.14 Key strengths

The project team was well organised and were aware of their requirements on site. All records were well organised and readily available upon request.

4 Recommendations

4.1 Non-compliances

The one condition which was identified as Non-compliant was:

CoA A28 – Access to Information

- In relation to CoA A28, it was found that the website <https://www.hneinfra.health.nsw.gov.au/projects/john-hunter-health-innovation-precinct/publications> was easily accessible however did not contain monitoring data for the audit period.
- SSD 9351535 NC#1 – Information on environmental monitoring which has been undertaken in compliance with approved plans and CoA requirements was not published on the website as required by CoA A28 v).

4.2 Opportunities for improvement

The following observations and opportunities for improvement were identified during the audit. The recommendations from the audit include:

- Administrative requirements should be followed, the project should ensure that the data required to be provided to the public is available within the timeframes of the approved plans and CoA. Monitoring data should be put on the web within three weeks of the final report being issued.

5 Conclusion

The audit of the stage 1 early works component of the project undertaken on 18 July 2022 identified that the project has a high level of compliance with the conditions of approval and management plans approved under the conditions.

The site was well maintained and organised with adequate separation from public areas and the hospital operations in general. The project team have a good understanding of the requirements of the consent and site staff have a high level of understanding of the requirements of the approved plans which they implement to a high-quality level.

The publication of monitoring data was identified to be not in compliance with the requirements of the CoA A28 and requires rectification. Monitoring in accordance with the CoA and approved plans is undertaken as required, however monitoring summaries are not available on the website as required.

A placeholder for the monitoring data is located on the website along with other required information.

Appendix A

NSW Department of Planning and Environment
Secretary's Endorsement

Department of Planning and Environment

Nicholas Dowman
Senior Planning Advisor
Health Infrastructure

By email only: Nicholas.Dowman@health.nsw.gov.au

26/05/2022

Dear Mr Dowman

**John Hunter Health and Innovation Precinct (SSD-9351535)
Auditor Endorsement Request**

Reference is made to your post approval matter, SSD-9351535-PA-6 request for the Secretary's approval of suitably qualified persons to prepare the Independent Audits for the John Hunter Health and Innovation Precinct (JHHIP) project, submitted as required by Schedule 2, Part C, Condition C34 of SSD-9351535 (the consent), to the Department of Planning and Environment (the department) on 11 May 2022.

The department has reviewed the nomination and information you have provided and is satisfied that the expert is suitably qualified and experienced. In accordance with Schedule 2, Part C, Condition C34 of SSD-9351535 and the department's *Independent Audit Post Approval Requirements* (2020), the Secretary has agreed to the following audit team:

- Mr David Bone (auditor)

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the department's *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Joel Curran, Senior Compliance Officer on 02 4904 2702 or compliance@planning.nsw.gov.au

Yours sincerely



Heidi Watters
Team Leader Northern
Compliance

As nominee of the Planning Secretary

Steve Russell

From: Stephanie Jackman (Health Infrastructure)
<Stephanie.Jackman@health.nsw.gov.au>
Sent: Wednesday, 11 May 2022 10:13 AM
To: Watson, Mathew; Nicholas James Dowman (Health Infrastructure)
Cc: Scott Liddell (Health Infrastructure)
Subject: RE: SSD-9351535 Condition C34
Attachments: John Hunter Health and Innovation Precinct - Post Approval Document Received - (SSD-9351535-PA-6)

EXTERNAL

Hi Mat,

Please see attached receipt of submission to DPE – request for approval of Independent Auditor.

Steph

Stephanie Jackman

Project Coordinator | Development and Commercial | **Health Infrastructure**
Mobile 0402 859 915 | stephanie.jackman@health.nsw.gov.au
1 Reserve Road, St Leonards, NSW 2065 | Locked Bag 2030, St Leonards NSW 1590

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From: Watson, Mathew <Mathew.Watson@app.com.au>
Sent: Tuesday, 10 May 2022 3:28 PM
To: Nicholas James Dowman (Health Infrastructure) <Nicholas.Dowman@health.nsw.gov.au>
Cc: Scott Liddell (Health Infrastructure) <Scott.Liddell@health.nsw.gov.au>; Stephanie Jackman (Health Infrastructure) <Stephanie.Jackman@health.nsw.gov.au>
Subject: SSD-9351535 Condition C34

Hi Nic,

In accordance with Condition C34 please see attached proposed Independent Environmental Auditor for the JHHIP project. We request if this can be issued to DPE by 12/05 for Planning Secretary written agreement.

Multiplex are proposing to engage David Bone from EMM Consulting to undertake this Audit.

- The curriculum vitae of the proposed auditor; and
- A written declaration of independence.

Audits will be conducted and carried out in accordance with the Independent Audit Post Approval Requirements. With the first audit to be undertaken within 12-weeks of commencement.

Regards,

Mathew Watson | Senior Project Manager
APP Corporation Pty Limited



m 0408 927 612 | e mathew.watson@app.com.au | Awabakal Country | a Level 2, 426 King Street, Newcastle, NSW 2300

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Post Approval

Proponent Details

Personal Details

Title	Mr
First Name	Nicholas
Last name	Dowman
Email	nicholas.dowman@health.nsw.gov.au
Phone	0403977113
Role/Position	Senior Town Planning Advisor
Address	1 Reserve Road St Leonards New South Wales 2065 AUS

Company Details

Applying as a company/business?

Yes

Company Name	HEALTH INFRASTRUCTURE
ABN	89600377397
Branch Name	

Primary Contact

Title	Mr
First Name	Nicholas
Last Name	Dowman
Email	Nicholas.Dowman@health.nsw.gov.au
Phone	0403977113
Role/Position	

Post Approval Details

Project:

John Hunter Health and Innovation Precinct - SSD-9351535-PA-6

Name of Document

Request for Independent Environmental Auditor

Related matter

Approval

Type of Document Lodgement

New Document

Description of the document and reason for submission / Overview of changes made to existing documents

SSD-9351535 John Hunter Health and Innovation Precinct
Condition C34 - Request for approval of Independent Auditor

Applicable Conditions

Schedule	Condition
2	C34

Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?

No

Attachment of Post Approval application

File Name	Category
SSD9351535 C34 1A Cover Letter.pdf	Post Approval Document
David Bone - Auditor Independence Declaration.pdf	Post Approval Document
Cirriculum Vitae - David Bone of EMM Consulting.pdf	Post Approval Document

Steve Russell

From: no-reply@majorprojects.planning.nsw.gov.au
Sent: Wednesday, 11 May 2022 10:11 AM
To: Stephanie Jackman (Health Infrastructure)
Cc: Nicholas James Dowman (Health Infrastructure)
Subject: John Hunter Health and Innovation Precinct - Post Approval Document Received - (SSD-9351535-PA-6)
Attachments: Post Approval Form_20220511001042.pdf

Dear Stephanie ,

Thank-you, your post approval document in relation to the John Hunter Health and Innovation Precinct has been received by the Department. Details of this document are below and in the attachment.

Date Lodged
11/05/2022

Document Name
Request for Independent Environmental Auditor

Description of Document
SSD-9351535 John Hunter Health and Innovation Precinct
Condition C34 - Request for approval of Independent Auditor

Applicable Conditions

Schedule	Condition
2	C34

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Kind regards

The Department of Planning and Environment



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Appendix B

Consultation Register

B.1 Consultation Register

Table B.1 **Agency and stakeholder consultation records**

Agency/Stakeholder	Type of consultation	Comments
City of Newcastle Council	Dilapidation surveys, traffic	Nil
Hunter Water	Dilapidation surveys	Nil
Telstra	Dilapidation surveys	Nil
Jemena	Dilapidation surveys	Nil
HI NSW	Dilapidation surveys, traffic, CEMP comments	Nil

Appendix C

Photographs



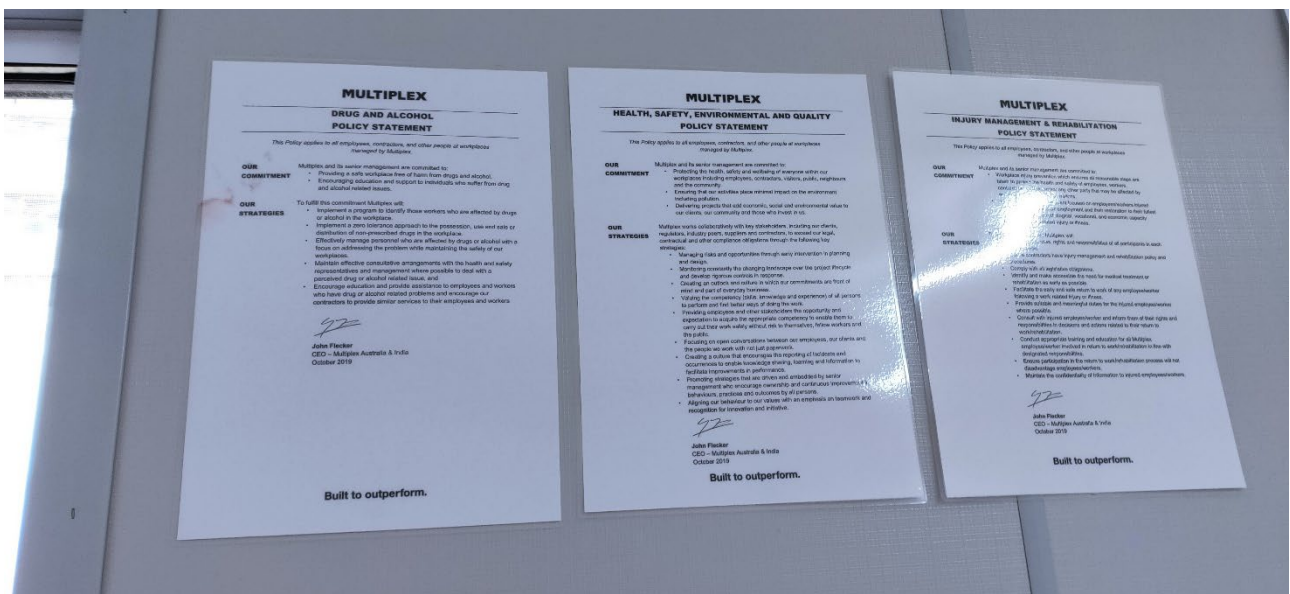
Photograph 1 – Site conditions looking west



Photograph 2 – Site conditions looking east



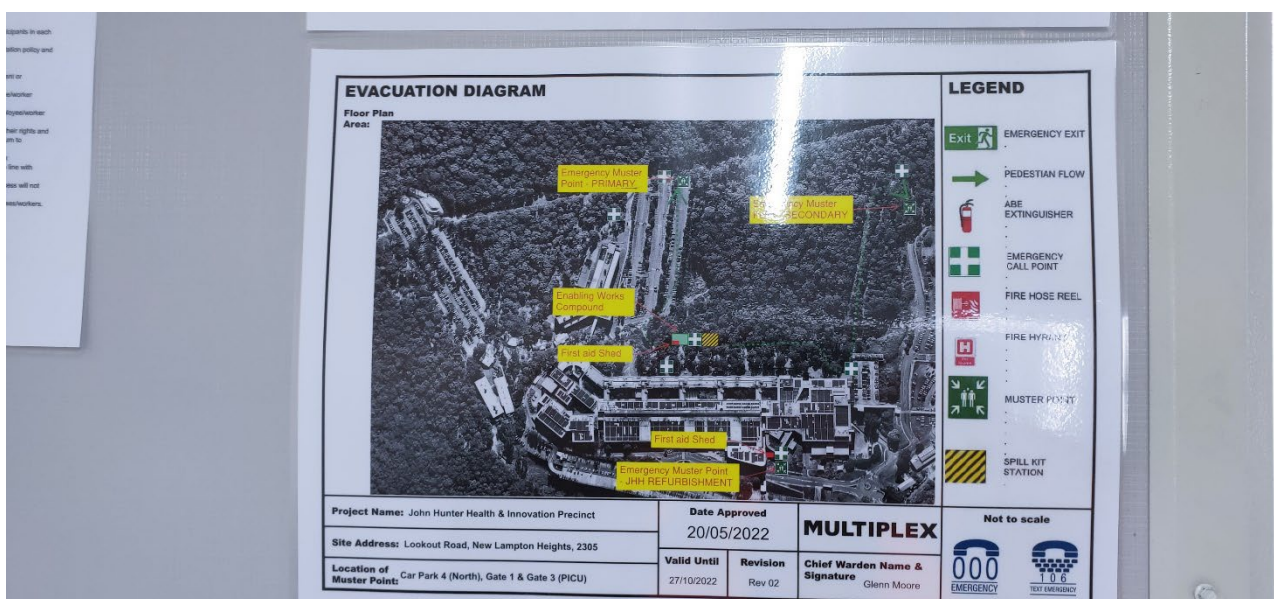
Photograph 3 – Emergency contact point



Photograph 4 – Policies on display



Photograph 5 – Air Quality monitor



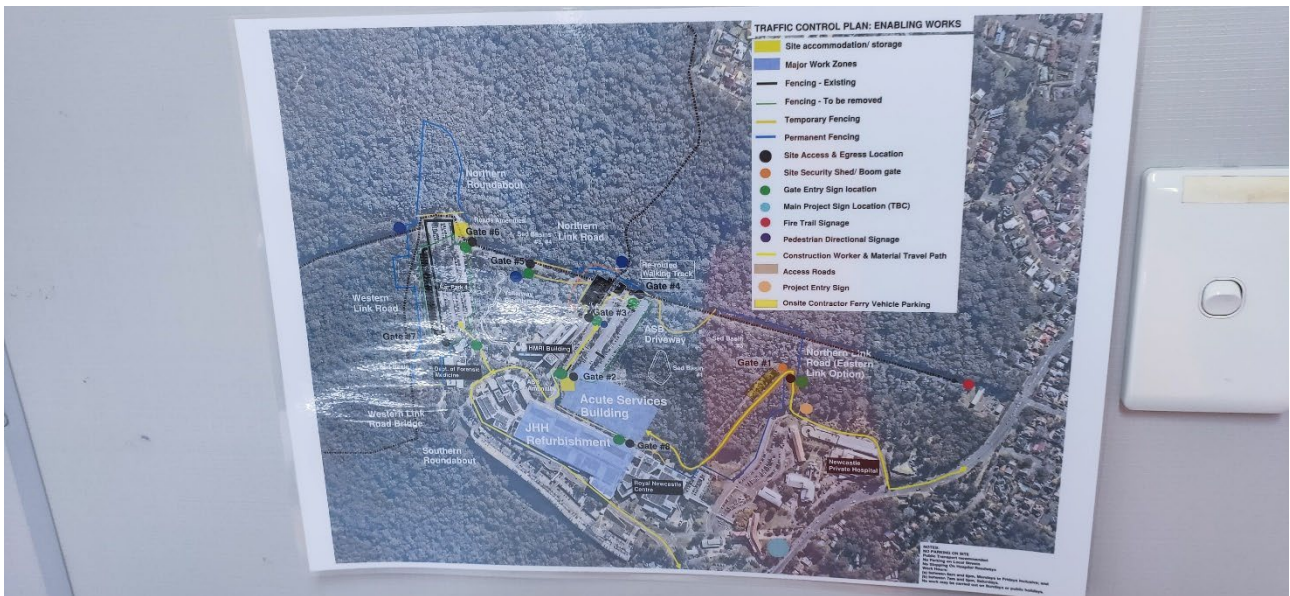
Photograph 6 – Evacuation diagrams



Photograph 7 – Gate 1 access signage



Photograph 8 – Site parking area



Photograph 9 – Traffic control plan



Photograph 10 – Replacement habitat installed



Photograph 11 – Site screening installed



Photograph 12 – Waste bin area



Photograph 13 – Tree protection around retained tree



Photograph 14 – New pedestrian and cycle route from carpark and bushland tracks nearing completion

Appendix D

Independent Audit Compliance Table

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
PART A - ADMINISTRATIVE CONDITIONS					
GENERAL					
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.	Triggered	Site inspection undertaken of works underway. No non-compliances noted with regard to site activities and no potential for harm to the environment to occur was noted.	Management of the site was considered to be in accordance with the plans and requirements of the various approvals and legislation pertinent to the project.	Compliant
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; and (d) in accordance with the approved plans in the table (Architectural drawings prepared by BVN Architects and Table: Landscape plan prepared by Urbis):	Triggered	A few inconsistencies with drawing revision numbers from those include in A1 were identified by the project team. A Modification has been submitted to clear up these inconsistencies between A1 list and actual approved drawings.	The project team have identified inconsistencies with some drawing references listed in the consent with those approved for construction. Only the drawing revision number has changed with no material changes to the approved development noted during the audit. A modification has been prepared and submitted to cover these inconsistencies.	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 Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Triggered	Modifications to date 3, 1 submitted at the date of the audit. Management plan comments provided by DPE but no other directions received. DPE Letter SSD-9351535-PA-4 14/6/22	Recommendations in relation to plans are being implemented as required. See B18, B19, B20	Compliant
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Triggered	Noted	Noted	Compliant
LIMITS OF CONSENT					
A5.	This consent lapses five years after the date of consent unless work is physically commenced	Triggered	Construction of the project commenced for Stage 1 Early Enabling Works	Date of commencement was 2/5/22	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ 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.	Triggered	Noted		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.	Triggered	No disputes noted during audit period	No disputes or complaints have been received or were reported in regard to the project. No complaints are recorded in the project complaint registers for the audit period.	Compliant
	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.	Triggered	TINSW, NCC related to traffic for this stage of the development CTPMP 24/5/22 Appendix B	Consultation identified with relevant parties on the development of the CTPMP.	Compliant
	STAGING				
A9.	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction 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).	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	Staging report submitted to DPE via portal on 18/3/22 The project was identified to be constructed in 4 stages - Stage 1 - Enabling/Early Works Q2 2022-Q2 2024 - Stage 2 - Main works Phase 1 ASB Building Q2 2022-Q3 2024 - Stage 3 - Main works Phase 2 Refurbishment Works Q1 2023-Q3 2025 - Stage 4 - Eastern Extension of Northern Road Q2 2022-Q2 2024 Stage 1 enabling/early works commenced 2/5/22 and was active at the time of the audit.	Compliant
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 (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	See A9	Compliant
A11.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	See A9	Compliant
A12.	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	See A9	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A13.	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (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) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), 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).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Plans approved for Stage 1 works. No modifications required to date.	Compliant
A14.	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	All plans submitted and approved as required	Compliant
A15.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Not Triggered		No request received	Not Triggered
A16.	Updated strategies, plans (including management plan, architectural or design plan), 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.	Not Triggered		No updates to plans required during audit period	Not Triggered
	NEWCASTLE INNER CITY BYPASS				
A17.	The Applicant must identify potential impact of traffic from operation of the new facilities, as well as investigate opportunities and risk mitigation strategies, in consultation with the Newcastle Inner City Bypass / John Hunter Hospital steering committee, to minimise the impact of the Acute Services Building commencing operation prior to the completion of the Newcastle Inner City Bypass.	Triggered	Program Control Group (PCG) Meeting minutes no. 10	PCG meetings occur regularly and include TfNSW, HI, APP members. Traffic is discussed during these meetings.	Compliant
A18.	Should the Newcastle Inner City Bypass Rankin Park to Jesmond road works approved as part of State Significant Infrastructure approval SSI 6888 not be completed by the commencement of operations of the Acute Services Building, the Applicant must identify appropriate management measures (such as ensuring there is no uplift in clinical activity, staggered staff start and finish times and modified visiting hours) to minimise traffic growth on the John Hunter Hospital Campus during peak periods to the satisfaction of the Planning Secretary. These measures must be implemented until the completion of the Newcastle Inner City Bypass Rankin Park to Jesmond Road works.	Not Triggered		The Newcastle Inner City Bypass Rankin Park to Jesmond project has commenced with enabling and early works (utilities adjustments). The project is not complete as at the date of this audit	Not Triggered

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	PROPOSED NORTHERN ROAD				
A19.	Prior to the commencement of construction of Stage 2, the biodiversity impact associated with the additional clearing of vegetation necessary to upgrade the existing fire trail to a standard required for a future access road to the eastern part of the hospital precinct must be investigated by an accredited biodiversity assessor and suitably qualified engineer and the findings provided to the Planning Secretary for endorsement.	Triggered	DPE letter SSD-9351535-PA-1 16/5/22	DPE has approved the biodiversity impact assessment for this aspect of the project. No work has started on this aspect at this stage.	Compliant
A20.	In the event the net additional clearance of vegetation required to upgrade the existing fire trail as determined under condition A19 has a lesser biodiversity impact compared to Stage 2 (the second stage eastern extension of the proposed Northern Road), the future eastern extension of the proposed Northern Road to Jacaranda Drive must be realigned generally along the existing fire trail (subject to necessary adjustments to facilitate adequate sight distance) and the revised drawings must be submitted to the satisfaction of the Planning Secretary.	Not Triggered			Not Triggered
A21.	If the future eastern extension of the proposed Northern Road to Jacaranda Drive is required to be realigned generally along the existing fire trail as required by conditions A19 and A20, a revised Biodiversity Development Assessment Report for the realigned Northern Road must be provided to the Planning Secretary prior to any works for Stage 2.	Not Triggered			Not Triggered
	STURCTURAL ADEQUACY				
A22.	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.	Not Triggered		No new buildings, structures or alteration to existing buildings and structures has occurred during the audit period	Not Triggered
	EXTERNAL WALLS AND CLADDING				
A23.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Not Triggered		No buildings commenced	Not Triggered
	EXTERNAL MATERIALS				
A24.	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Not Triggered		No buildings commenced	Not Triggered
	APPLICABILITY OF GUIDELINES				
A25.	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.	Triggered		Noted. Relevant guidelines and policies are contained in the approved plans	Compliant
A26.	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.	Triggered		No correspondence of this nature received to date.	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	MONITORING AND ENVIRONMENTAL AUDITS				
A27.	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. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>		Internal audits have been undertaken on the management plans for the project.	Internal WHSE audit undertaken 15/6/22. Audit covered 1) Management Commitment, 2) Risk Management, 3) Establish Projct Environmental Requirements, 4) Responsibility & Accountability, 5) Objectives & Targets, 6) Approvals, Licences & Regulations.	Compliant
	ACCESS TO INFORMATION				
A28.	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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Triggered	https://www.hneinfra.health.nsw.gov.au/projects/john-hunter-health-innovation-precinct CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	All documents required are on the website Complaints register is on the website No monitoring data is available on the website currently, placeholders are present to add data when available Contact details are available on the website Works summaries and notifications are on the website There have been no audits or other matters required by the Planning Secretary to date, a place holder exists for these items. As construction has commenced and monitoring has commenced on the site and approved management plans identify that regular reporting (not identified in some plans) will be undertaken. Condition A28 a iv and v require regular reporting as per the approved managemnt plans. Currently there is no publicly availabe monitoring or performance data on the web site. As the plans do not definitively identify 'regular' this should be defined and data uploaded to the website as identified in the approved management plans.	Non-compliant
	COMPLIANCE				
A29.	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.	Triggered	Site Induction	The site induction covers the requirements to comply with the conditions of approval.	Compliant
	INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A30.	The Planning Secretary must be notified through the major projects portal 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.	Triggered	No incidents recorded		Compliant
A31.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Triggered	No incidents recorded		Compliant
	NON-COMPLIANCE NOTIFICATION				
A32.	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Triggered	No NCR's to date		Compliant
A33.	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.	Triggered	No NCR's to date		Compliant
A34.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Triggered	No NCR's to date		Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
A35.	Within three months of: (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under conditions C37 to C38; (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 Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Triggered		No requests of this nature received at the date of the audit	Compliant
A36.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Triggered		Not required at the date of the audit	Compliant
COMPLIANCE REPORTING					
A37.	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A38.	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A39.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A40.	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
NOTIFICATION OF COMMENCEMENT					
B1.	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Triggered	Submission provided on 28/4/22 for a 2/5/22 start. DPE lodgement via portal confirmed in email of 28/4/22	Notification provided greater than 48 hours prior to commencement of works as per this requirement	Compliant
B2.	If the construction or operation of the development is to be staged, the Planning Secretary 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.	Triggered	Submission provided on 28/4/22 for a 2/5/22 start. DPE lodgement via portal confirmed in email of 28/4/22 for Stage 1 works	Notification provided greater than 48 hours prior to commencement of Stage 1 works as per this requirement	Compliant
CERTIFIED DRAWINGS					
B3	Prior to the commencement of each stage of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent for that stage of the development.	Triggered	Crown Certificate 1 (CRO-22029) for Stage 1 Enabling Works 29/4/22	All works in Stage 1 approved	Compliant
EXTERNAL WALLS AND CLADDING					
B4.	Prior to the commencement of construction of the external walls and cladding, the Applicant must provide the Certifier 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 Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Not Triggered		No buildings yet completed	Compliant
PROTECTION OF PUBLIC INFRASTRUCTURE					
B5.	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure 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 Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Triggered	Stage 1 Pre-construction dilapidation report Rev B completed 28/4/22 and submitted to Newcastle City Council, TNSW, Ausgrid, Telstra, Jemena, Optus, Hunter Water Corporation, HI, on 29/4/22.	No complaints or comments received as at the date of the audit.	Compliant
B6	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary for information prior to its removal from the Site.	Triggered	A procedure has been prepared and it contained in the CEMP. Reporting of unexpected find to DPE via portal email of 24/5/22 tam procedure to be included in CEMP, Submitted to DPE, finds were made and plan implemented.	Asbestos Unexpected finds (2 locations) were identified on 19 and 24 May 2022. These finds were reported to DPE on 24/5/22	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
ECOLOGICALLY SUSTAINABLE DEVELOPMENT					
B7.	Prior to the commencement of construction of each stage of the development, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Issue F, prepared by EMF Griffiths and dated 9 April 2021) relevant to that stage of the development have been incorporated into the design of the development.	Triggered	Letter from emfgriffiths pty ltd (s2021280esd-1) of 28/4/22	As part of crown certificate for Stage 1 EMF have certified that requirements being met for the tree clearing and mine grouting works.	Compliant
B8.	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Not Triggered	Operational requirement		Not Triggered
OUTDOOR LIGHTING					
B9.	Prior to commencement of external lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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.	Triggered	Star Group certification letter regarding lighting of HRMIU carpark (letter of 16/6/22)	Lighting installation for the HRMI carpark works has not yet commenced however design has been certified as part of the crown certificate requirements by Star Group	Compliant
DEMOLITION					
B10.	Prior to the commencement of demolition for each stage of the development, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) for that stage must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Triggered	No demolition to date for this Stage		Compliant
B11.	Prior to any demolition commencing, additional investigations be made by the asbestos removalist in areas not accessible at the time of the assessment and all Asbestos Containing Material likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.	Triggered	No demolition to date for this Stage		Compliant
EXISTING HELIPAD / HELICOPTER OPERATIONS DURING CONSTRUCTION					
B12.	Prior to the erection of cranes on the site or any structures that may obstruct helicopter flight paths, existing helipad / helicopter operations at the existing hospital are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations to and from the existing helipad at the site during construction. A report summarising the outcome of the review must be submitted to the Certifier and Planning Secretary.	Triggered	Avipro email notification of crane works commencing on the project 5/4/22.	No cranes on site currently. Mobile cranes in use, aviation assessment undertaken for mobile cranes and for tower cranes proposed for use.	Compliant
PROPOSED HELIPAD DESIGN					
B13.	Prior to the construction of the approved helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the approved helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Not Triggered	Not part of this stage.		Not Triggered

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	PROPOSED HELIPAD OPTIONS				
B14.	Prior to the construction of the approved helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the approved helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifier and a copy submitted to the Planning Secretary and Council.	Not Triggered	Not operational		Not Triggered
	ENVIRONMENTAL MANEGEMENT PLAN REQUIREMENTS				
B15.	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Plans approved by DPE and being implemented for the stage of works occurring at the time of the audit	Compliant
	CONSTRUCTION ENVRIONEMNTAL MANAGEMENT PLAN				
B16.	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Biodiversity Management Plan incorporating the Minimisation and Mitigation Measures in the Biodiversity Development Assessment Report, prepared by Unwelt (Australia) Pty Ltd revision 6 dated 21 October 2021; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (f) Construction Noise and Vibration Management Sub-Plan (see condition B19); and (g) Construction Waste Management Sub-Plan (see condition B20).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Plans approved by DPE and being implemented for the stage of works occurring at the time of the audit	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
B17.	The Applicant must not commence construction of the development until a copy is submitted to the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Documents submitted as required	Compliant
B18.	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TINSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) signage at the entrance of any bushland tracks affected by construction activities to ensure pedestrians and cyclists accessing the tracks are aware of any temporary closures or diversions as a result of construction activities; (iv) initiatives such as park and ride, shuttle bus services and encourage carpooling to ensure that construction workers have a dedicated off-site parking area and transportation to the works site, ensuring workers do not park in local streets; (v) how the use the Lookout Road / Kookaburra Circuit signalled intersection for construction access would be discouraged where possible and the alternatives of Lookout Road / Jacaranda Drive and the future Newcastle Inner City Bypass be considered in the first instance. Where this is not possible additional measures to specifically address the safety of pedestrians and the movement of operational traffic including staff, visitors and emergency vehicles through this intersection; (vi) heavy vehicle routes, access and parking arrangements; (vii) 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, in accordance with the latest version of AS 2890.2; and (viii) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Documents submitted as required	Compliant
B19.	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) vibration surveys be carried out of each key vibration-generating-activity / equipment; (d) at the relevant on campus buildings (including but not limited to the existing JHH, HMRI, Private Hospital) and other hospital campus areas where sensitive equipment is operated, that the equipment-specific vibration criteria are set and managed accordingly; (e) vibration assessment at the commencement of operations for each vibration generating activity to determine whether the existence of significant vibration levels justifies a more detailed investigation. Site law tests will help determine allowable working distances from structures to manage vibration; (f) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (g) include strategies that have been developed with the community for managing high noise generating works; (h) describe the community consultation undertaken to develop the strategies in condition B19(g); (i) include a complaints management system that would be implemented for the duration of the construction; and (j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B15.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22.	Documents submitted as required	Compliant
B20.	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and (b) information regarding the recycling and disposal locations.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Documents submitted as required. Waste reporting contained in monthly reports	Compliant
CONSTRUCTION PARKING					
B21.	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site (or alternative off-site arrangement for workers), including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Triggered	Submitted to certifier on Aconnex, 29/4/22 Changes covered in TMP's as works ramp up.	Site inspection identified that parking was as per the requirements of this plan. Parking restrictions identified in the site induction.	Compliant
SOIL AND WATER					

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
B22.	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; (b) divert existing clean surface water around operational areas of the site; and (c) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.	Triggered	ESCP's Northrop drawing CV_40-B20 NL-E1 Rev A	ESCP prepared and implemented for main works. Moits are civil contractor and submit plans each week for the scope of works to be undertaken. The site inspection noted control in place as required and in accordance with current plans.	Compliant
B23.	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'	Triggered	ESCP prepared, Northrop drawing CV_40-B20 NL-E1 Rev A Crown Certifier lodgement 28/4/22, Northrop letter NL191366	Plans approved by DPE	Compliant
B24.	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	Triggered	No ASS identified in EIS	No PASS, ASS or ASR identified to date on the project.	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
B25.	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Not Triggered			Not Triggered
	BIODIVERSITY				
B26.	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 1 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 1 of the development.	Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed	Compliant
B27.	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 2 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 2 of the development, unless a revised Biodiversity Development Assessment Report is approved by the Planning Secretary. Where a revised Biodiversity Development Assessment Report is approved, ecosystem credits and species credits must be retired in accordance with the revised Biodiversity Development Assessment Report and any approval from the Planning Secretary.	Not Triggered	Phase 2 - Eastern road extension.	Not part of this stage, no credits retired at this point for this work. These works have not commenced.	Not Triggered
B28.	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 and B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed for B26, B27 not triggered.	Compliant
B29.	Evidence of the retirement of credits in satisfaction of condition B26 and B27 or payment to the Biodiversity Conservation Fund for each stage must be provided to the Planning Secretary prior to commencement of construction that would impact biodiversity values in each stage.	Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed for B26, B27 not triggered.	Compliant
B30.	With the agreement of the Planning Secretary, the Applicant may adjust the staging of credit retirement. Any adjustments must be approved in writing and will require the retirement of the relevant credits prior to the corresponding impact on that ecosystem or species.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	Stage 1 credits retired see B26	Compliant
	NORTHERN ROAD				
B31.	Prior to the commencement of road works, the Applicant must demonstrate to the Certifier that the design of the proposed 'Eastern Link' Road - MC 04 permits the continued use of the existing shared pathway (cyclist/pedestrian) that traverses the John Hunter Hospital Campus travelling north to Jesmond Park and Newcastle Road. The design drawings demonstrating adequate connection must be submitted to Council and the drawings must address any issues raised by Council.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	The Northern Road works are not part of this stage and have not commenced.	Compliant
B32.	If any approved civil drawings need to be revised to address any concerns raised by Council, the revised civil drawings must be submitted to the satisfaction of the Planning Secretary prior to the commencement of road works.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	The Northern Road works are not part of this stage and have not commenced.	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	OPERATIONAL WASTE AND STORAGE PROCESSING				
B33.	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Not Triggered			Not Triggered
	OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
B34.	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 900 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service 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.	Not Triggered			Not Triggered
	PUBLIC DOMAIN WORKS				
B35.	Prior to the commencement of any footpath or public domain works, the Applicant must engage appropriately qualified consultant(s), experienced in the preparation of the design for public domain streetscape works and consult with Council and other relevant stakeholders and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of appropriate Australian Standards and other relevant industry guidelines, including addressing pedestrian management. The Applicant must submit evidence of consultation for each stage to the Certifier.	Not Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	Some of the Northern road will include public domain works. No works undertaken at this stage.	Not Triggered
	SUBSIDENCE ADVISORY NSW (SA NSW)				
B36.	The Applicant must obtain SA NSW approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 prior to commencement of construction.	Triggered	Notice received from Subsidence Advisory for Stage 1, 2 works 1/10/21 (FN19-11562, TBA21-03653).	Approval provided for the works as required	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

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PART C - DURING CONSTRUCTION					
SITE NOTICE					
C1.	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Triggered	Photo of signage erected at access points shows compliance	Notices in place as required	Compliant
OPERATION OF PLANT					
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.	Triggered	Plant Maintenance records reviewed for equipment in use.	Plant and equipment noted to be in good working order during site inspection.	Compliant
DEMOLITION					
C3.	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Not Triggered		No demolition undertaken for the current stage of work during the audit period	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.	Triggered	Site Induction presentation, crib room signage	Induction contains these requirements, signage located in offices and crib rooms contains notice of these requirements	Compliant
C5.	Notwithstanding condition C4, provided noise levels do not exceed the existing rating background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6am and 7am, Mondays to Fridays inclusive; (b) between 7am and 8am, Saturdays; and (b) between 1pm and 5pm, Saturdays.	Not Triggered	Site Induction presentation, crib room signage	No out of hours work under this condition has been conducted for Stage 1 works during the audit period	Not Triggered
C6.	Construction activities may be undertaken outside of the hours in condition C4 and 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) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Not Triggered	Site Induction presentation, crib room signage	No out of hours work under this condition has been conducted for Stage 1 works during the audit period	Not Triggered
C7.	Notification of such construction activities, as referenced in condition C6, must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered		No out of hours work under this condition has been conducted for Stage 1 works during the audit period	Not Triggered
C8.	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.	Not Triggered		No works of this nature have been conducted during the audit period	Not Triggered

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

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	IMPLEMENTATION OF MANAGEMENT PLAN				
C9.	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	CEMP and sub plans approved and implemented for Stage 1 works.	Compliant
	CONSTRUCTION TRAFFIC				
C10.	All construction vehicles (excluding site personnel 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 or an approved on-street work zone before stopping.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The approved CTMP implemented for Stage 1 works	Compliant
	HOARDING REQUIREMENTS				
C11.	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	Triggered	Site photographs	No hoarding in place or required for this stage. Site fencing has screening included and did not contain any graffiti or advertising as required by this condition at the time of the audit.	Compliant
	NO OBSTRUCTION OF PUBLIC WAY				
C12.	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.	Triggered	Site photographs	No blocking of public access outside of the construction zone was observed during the audit.	Compliant
	CONSTRUCTION NOISE LIMITS				
C13.	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 in the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Works undertaken in accordance with the approved CEMP and sub plans.	Compliant
C14.	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4 and C5.	Triggered	Site Induction	Induction contains the requirements for deliveries to be in accordance with these conditions.	Compliant
C15.	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.	Triggered	Site Inspection	Non-tonal reversing alarms were audible on all equipment in use at the time of the site inspection.	Compliant
	VIBRATION CRITERIA				
C16.	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).	Triggered	Monitoring data	Unattended real time monitors installed and operational at the time of the audit. No project related triggers reported from construction activities to date.	Compliant
C17.	The limits in conditions C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B19 of this consent.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The works are being undertaken as required by the approved plans	Compliant
	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 is required in an emergency to avoid the loss of life or damage to property; (b) all trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any tree, which is damaged or removed during construction due to an emergency, must be replaced; (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 12 May 2021, prepared by Aborsafe; (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; (e) an arborist is to be engaged to implement tree protection measures for the hollow bearing trees and other native trees to be retained on site; and (f) all project materials must be stored in cleared areas of the site.	Triggered	Pre-clearance tree and nest box surveys Umwelt Consultants 26 and 27 April 2022 (22284_R03_V1, 22284/R04/V1) Site Inspection photographs	Pre-clearing surveys have been undertaken to identify fauna habitat presence and trees and other structures requiree to be protected. Tree protection for planted trees as per the requirements of C18 (c) , have been implemented where required for the Stage 1 works.	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

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	AIR QUALITY				
C19.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Triggered	Site photographs	Water carts present and operating when required. Site conditions very wet at the time of the site inspection, no dust generation noted at the time of the site inspection.	Compliant
C20.	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (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.	Triggered	Site photographs	The site has stabilised access points and no tracking of materials was noted outside of the project area. Activities are being undertaken in accordance with the requirements of this condition.	Compliant
	IMPORTED FILL				
C21.	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the 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 Certifier upon request.	Not Triggered		No materials of this nature have been used on the project.	Not Triggered
	DISPOSAL OF SEEPAGE AND STORMWATER				
C22.	Adequate provisions must be made to collect and discharge stormwater drainage during construction and details are to be provided to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Triggered	ESCP's, SWMP	The project is managed in accordance with erosion and sediment controls which include drainage line controls. Controls were in place as per the required approved plans at the time of the site inspection.	Compliant
	EMERGENCY MANAGEMENT				
C23.	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Triggered	Site Induction, project signage	The induction contains these requirements and evacuation diagrams are located in site offices and crib rooms.	Compliant
	STORMWATER MANAGEMENT SYSTEM				
C24.	Within three months of the commencement of construction of any civil stormwater infrastructure works or Phase 1B – Main works, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the design in the Civil Design Report and Structural Statement NL191366 Revision H dated 14 May 2021, prepared by Northrop; (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) ensure that discharged stormwater from the proposed development does not increase post catchment runoff; and (f) include details of the proposed scour protection at each culvert outlet in consultation with Council to ensure the stability of the downstream waterways. Note: Council requires two weeks' notice of any request for an onsite meeting.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment. Crown certificate for Stage 1 works received	Phase 1B has not commenced however Stage 1 works include stormwater connections and adjustments. These works have been certified as in accordance with these conditions for Stage 1 works.	Compliant
	ABORIGINAL CULTURAL HERITAGE				
C25.	The Applicant must advise its employees and contractors that it is an offence under section 86 of the National Parks and Wildlife Act 1979 to harm or desecrate an Aboriginal object unless that harm or desecration is the subject of an Aboriginal Heritage Impact Permit or approved management plan.	Triggered	Site Induction	The site induction contains these requirements	Compliant
	UNEXPECTED FINDS PROTOCOL - ABORIGINAL HERITAGE				
C26.	C26. In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The CEMP contains an unexpected finds protocol for Aboriginal Heritage.	Compliant
	UNEXPECTED FINDS PROTOCOL - HISTORIC HERITAGE				

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
C27.	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The CEMP contains an unexpected finds protocol for Historic Heritage.	Compliant
	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.	Triggered	Site Inspection photographs	Waste storage areas are setup and in accordance with this requirement	Compliant
C29.	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The approved CEMP and sub plans contain these requirements. Asbestos containing materials have been disposed of from the site, see B6	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.	Triggered		Grouting works underway, no other concrete works undertaken at the time of the audit	Compliant
C31.	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Triggered		Waste tracking undertaken as per approved management plans.	Compliant
C32.	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Triggered	Licence AD211153 Asbestos removal control plan approved 24/5/22 Waste docket - 27/5/22 (GEN1435196-1)	2 x Asbestos finds have been identified to date and removed from site. Monitoring as required by this relevant legislaive requirements has been conducted by licensed hygienists.	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	OUTDOOR LIGHTING				
C33.	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Not Triggered		None installed to date	Not Triggered
	INDEPENDENT ENVIRONMENTAL AUDIT				
C34.	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Triggered	DPE approval 26/5/22	EMM Consulting approved as independent auditors.	Compliant
C35.	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Triggered	Audit scope submitted via portal for information 20/6/22	Scope identified	Compliant
C36.	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Not Triggered		No request received	Not Triggered
C37.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Triggered	Audit scope submitted via portal for information 20/6/22	Scope identified	Compliant
C38.	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Triggered	Audit 1 undertaken 18/7/22	This is the first audit report for this project and will be provided to the Planning Secretary within 2 months of the audit date and will be uploaded to the website when finalised.	Compliant
C39.	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not Triggered		No request received	Not Triggered
	ASSET PROTECTION ZONES				
C40.	At the commencement of construction works and in perpetuity to ensure ongoing protection from the impact of bushfires, Asset Protection Zones (APZs) must be provided in accordance with the Bushfire Assessment Report (reference: 1940 JHHIP), prepared by Bushfire Planning Australia, dated 2 March 2021 as shown on Figure 13: Required Asset Protection Zones.	Triggered	APZ areas established as per this report		Compliant
C41.	The APZs required in condition C40 are to be extended to include all lands to the southeast of the proposed Acute Services Building for a distance of 60 metres. When establishing and maintaining an inner protection area (IPA) the following requirements apply in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; NSW Government 25 John Hunter Health and Innovation Precinct Department of Planning, Industry and Environment (SSD-9351535) (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.	Triggered	APZ areas established as per this report	APZ established for Stage 1 works	Compliant
C42.	The water quality and stormwater detention basins located to the north of the Acute Services Building are to be replanted using species of a type and density which are commensurate with a grassland as described in Appendix 1 of Planning for Bush Fire Protection 2019.	Not Triggered			Not Triggered

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
C43.	<p>The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:</p> <p>(a) reticulated water is to be provided to the development where available;</p> <p>(b) fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;</p> <p>(c) hydrants are and not located within any road carriageway;</p> <p>(d) reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;</p> <p>(e) fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;</p> <p>(f) all above-ground water service pipes are metal, including and up to any taps;</p> <p>(g) where practicable, electrical transmission lines are underground;</p> <p>(h) where overhead, electrical transmission lines are proposed as follows:</p> <p>(i) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and</p> <p>(ii) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.</p> <p>(i) reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;</p> <p>(j) all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;</p> <p>(k) connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not used; and</p> <p>(l) above-ground gas service pipes are metal, including and up to any outlets.</p>	Not Triggered		No services of this nature have been modified as at the date of this audit	Compliant

SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval

CoA #	Requirement	Triggered for first audit cycle	Evidence collected	Audit findings and recommendations	EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
	CONSTRUCTION STANDARDS				
C44.	Construction of the Acute Services Building must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 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 7.5 of Planning for Bush Fire Protection 2019.	Not Triggered		Construction not approved for Stage 2 and 3	Not Triggered
	ACCESS				
C45.	Public access roads must comply with general requirements of Table 6.8b of Planning for Bush Fire Protection 2019.	Not Triggered		Construction of Stage 4 not approved	Not Triggered
C46.	A 10m vegetation buffer is to be provided within the site, on either side of the east-west road link. The planting in the buffer is to be limited to species type and density commensurate with the grassland vegetation formation, as described by Appendix 1 of Planning for Bush Fire Protection 2019.	Not Triggered		Construction of Stage 4 not approved	Not Triggered
	BUSH FIRE ASSET PROTECTION ZONE PLANNING				
C47.	The Asset Protection Zone is to be selectively cleared to achieve 15 per cent maximum canopy coverage. The 11 moderate retention value trees identified within the APZ numbered 57, 596, 599, 602, 603, 604, 605, 607, 701, 805 and 807 in the Aboricultural Impact Assessment, prepared by Aborsafe (C91951), dated 2 May 2021, must be reviewed by the Bushfire Consultant and Ecologist as to the most suitable to retain while being in line with the bushfire requirements prior to the commencement of tree removal.	Triggered	Blackash Busfire letter 16/6/22 Umwelt Consulting letter 3/6/22 (22284_R05_Russell_20220603)	These trees were reviewed by the relevant parties prior to tree removal.	Compliant
	SERVICE TRENCH ALIGNMENT AND TRENCHING WORKS				
C48.	In the event that excavation is required within the Tree Protection Zones of retained trees identified within this report during preliminary design phases, arborist involvement will be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: Protection of Trees on Development Sites.	Not Triggered		No service relocations undertaken at the time of the audit	Not Triggered
C49.	Excavation/trenching required within the Tree Protection Zones of retained trees to facilitate service installation should be undertaken using sensitive construction methods such as under boring, manual excavation, hydro-vac or air spade, light machinery with spotter and ground protection	Not Triggered	Not required to date	No service relocations undertaken at the time of the audit	Not Triggered
	PROPOSED TREE PRUNING				
C50.	In the event pruning work is being undertaken on retained trees it is anticipated that minor pruning only will be required of no greater than 10 per cent of the trees total crown spread. Any pruning undertaken would be for hazard reduction works (i.e. deadwood removal, hanging branches) or minor targeted pruning (i.e. crown lifting, reduction pruning) to facilitate the construction works or access. Larger deadwood with identified cavities will be shortened, retaining the cavities, where branch stability and understorey occupancy allow.	Not Triggered	Not required to date		Not Triggered
C51.	All pruning undertaken is to be completed in accordance with the Australian Standard AS 4373–2007: Pruning of Amenity Trees (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).	Not Triggered	Not required to date		Not Triggered
C52.	Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10 per cent of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist	Not Triggered	Not required to date		Not Triggered
	GROUNDWATER				
C53.	In the event groundwater is intercepted during construction, the Applicant must ensure that any take is appropriately licenced unless eligible under an exemption.	Not Triggered	Not required at this stage		Not Triggered
	WATER MANAGEMENT ACT 2000				
C54.	All works on waterfront land as defined by the Water Management Act 2000 must be in accordance with the NRAR Guidelines for Controlled Activities on Waterfront Land.	Not Triggered		No waterfront land present	Not Triggered

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
CoA #	Requirement	Triggered for first audit cycle		EMM Compliance Status (Compliant/Non-compliant/ Not triggered)	
			Evidence collected		Audit findings and recommendations
	PART A - ADMINISTRATIVE CONDITIONS				
	GENERAL				
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.	Triggered	Site inspection undertaken of works underway. No non-compliances noted with regard to site activities and no potential for harm to the environment to occur was noted.	Compliant	
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; and (d) in accordance with the approved plans in the table (Architectural drawings prepared by BVN Architects and Table: Landscape plan prepared by Urbis);	Triggered	A few inconsistencies with drawing revision numbers from those include in A1 were identified by the project team. A Modification has been submitted to clear up these inconsistencies between A1 list and actual approved drawings.	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 Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Triggered	Modifications to date 3, 1 submitted at the date of the audit. Management plan comments provided by DPE but no other directions received. DPE Letter SSD-9351535-PA-4 14/6/22	Compliant	
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Triggered	Noted	Compliant	
	LIMITS OF CONSENT				
A5.	This consent lapses five years after the date of consent unless work is physically commenced	Triggered	Construction of the project commenced for Stage 1 Early Enabling Works	Compliant	
	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.	Triggered	Noted	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.	Triggered	No disputes noted during audit period	Compliant	
	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.	Triggered	TINSW, NCC related to traffic for this stage of the development CTPMP 24/5/22 Appendix B	Compliant	

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	STAGING				
A9.	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction 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).	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	Staging report submitted to DPE via portal on 18/3/22 The project was identified to be constructed in 4 stages - Stage 1 - Enabling/Early Works Q2 2022-Q2 2024 - Stage 2 - Main works Phase 1 ASB Building Q2 2022-Q3 2024 - Stage 3 - Main works Phase 2 Refurbishment Works Q1 2023-Q3 2025 - Stage 4 - Eastern Extension of Northern Road Q2 2022-Q2 2024 Stage 1 enabling/early works commenced 2/5/22 and was active at the time of the audit.	Compliant
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 (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	See A9	Compliant
A11.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	See A9	Compliant
A12.	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	See A9	Compliant
	STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A13.	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (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) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), 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).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Plans approved for Stage 1 works. No modifications required to date.	Compliant
A14.	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	All plans submitted and approved as required	Compliant
A15.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Not Triggered		No request received	Not Triggered
A16.	Updated strategies, plans (including management plan, architectural or design plan), 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.	Not Triggered		No updates to plans required during audit period	Not Triggered

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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			Evidence collected	Audit findings and recommendations	
	NEWCASTLE INNER CITY BYPASS				
A17.	The Applicant must identify potential impact of traffic from operation of the new facilities, as well as investigate opportunities and risk mitigation strategies, in consultation with the Newcastle Inner City Bypass / John Hunter Hospital steering committee, to minimise the impact of the Acute Services Building commencing operation prior to the completion of the Newcastle Inner City Bypass.	Triggered	Program Control Group (PCG) Meeting minutes no. 10	PCG meetings occur regularly and include TINSW, HI, APP members. Traffic is discussed during these meetings.	Compliant
A18.	Should the Newcastle Inner City Bypass Rankin Park to Jesmond road works approved as part of State Significant Infrastructure approval SSI 6888 not be completed by the commencement of operations of the Acute Services Building, the Applicant must identify appropriate management measures (such as ensuring there is no uplift in clinical activity, staggered staff start and finish times and modified visiting hours) to minimise traffic growth on the John Hunter Hospital Campus during peak periods to the satisfaction of the Planning Secretary. These measures must be implemented until the completion of the Newcastle Inner City Bypass Rankin Park to Jesmond Road works.	Not Triggered		The Newcastle Inner City Bypass Rankin Park to Jesmond project has commenced with enabling and early works (utilities adjustments). The project is not complete as at the date of this audit	Not Triggered
	PROPOSED NORTHERN ROAD				
A19.	Prior to the commencement of construction of Stage 2, the biodiversity impact associated with the additional clearing of vegetation necessary to upgrade the existing fire trail to a standard required for a future access road to the eastern part of the hospital precinct must be investigated by an accredited biodiversity assessor and suitably qualified engineer and the findings provided to the Planning Secretary for endorsement.	Triggered	DPE letter SSD-9351535-PA-1 16/5/22	DPE has approved the biodiversity impact assessment for this aspect of the project. No work has started on this aspect at this stage.	Compliant
A20.	In the event the net additional clearance of vegetation required to upgrade the existing fire trail as determined under condition A19 has a lesser biodiversity impact compared to Stage 2 (the second stage eastern extension of the proposed Northern Road), the future eastern extension of the proposed Northern Road to Jacaranda Drive must be realigned generally along the existing fire trail (subject to necessary adjustments to facilitate adequate sight distance) and the revised drawings must be submitted to the satisfaction of the Planning Secretary.	Not Triggered			Not Triggered
A21.	If the future eastern extension of the proposed Northern Road to Jacaranda Drive is required to be realigned generally along the existing fire trail as required by conditions A19 and A20, a revised Biodiversity Development Assessment Report for the realigned Northern Road must be provided to the Planning Secretary prior to any works for Stage 2.	Not Triggered			Not Triggered
	STURCTURAL ADEQUACY				
A22.	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.	Not Triggered		No new buildings, structures or alteration to existing buildings and structures has occurred during the audit period	Not Triggered
	EXTERNAL WALLS AND CLADDING				
A23.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Not Triggered		No buildings commenced	Not Triggered
	EXTERNAL MATERIALS				
A24.	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Not Triggered		No buildings commenced	Not Triggered
	APPLICABILITY OF GUIDELINES				
A25.	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.	Triggered		Noted. Relevant guidelines and policies are contained in the approved plans	Compliant
A26.	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.	Triggered		No correspondence of this nature received to date.	Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
CoA #	Requirement	Triggered for first audit cycle			EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
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	MONITORING AND ENVIRONMENTAL AUDITS				
A27.	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. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>		Internal audits have been undertaken on the management plans for the project.	Internal WHSE audit undertaken 15/6/22. Audit covered 1) Management Commitment, 2) Risk Management, 3) Establish Project Environmental Requirements, 4) Responsibility & Accountability, 5) Objectives & Targets, 6) Approvals, Licenses & Regulations.	Compliant
	ACCESS TO INFORMATION				
A28.	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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Triggerred	https://www.hneinfra.health.nsw.gov.au/projects/john-hunter-health-innovation-precinct CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	All documents required are on the website Complaints register is on the website No monitoring data is available on the website currently, placeholders are present to add data when available Contact details are available on the website Works summaries and notifications are on the website There have been no audits or other matters required by the Planning Secretary to date, a place holder exists for these items. As construction has commenced and monitoring has commenced on the site and approved management plans identify that regular reporting (not identified in some plans) will be undertaken. Condition A28 a iv and v require regular reporting as per the approved management plans. Currently there is no publicly available monitoring or performance data on the web site. As the plans do not definitively identify 'regular' this should be defined and data uploaded to the website as identified in the approved management plans.	Non-compliant
	COMPLIANCE				
A29.	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.	Triggerred	Site Induction	The site induction covers the requirements to comply with the conditions of approval.	Compliant
	INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A30.	The Planning Secretary must be notified through the major projects portal 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.	Triggerred	No incidents recorded		Compliant
A31.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Triggerred	No incidents recorded		Compliant
	NON-COMPLIANCE NOTIFICATION				
A32.	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Triggerred	No NCR's to date		Compliant
A33.	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.	Triggerred	No NCR's to date		Compliant
A34.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Triggerred	No NCR's to date		Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
CoA #	Requirement	Triggered for first audit cycle			EMM Compliance Status (Compliant/Non-compliant/ Not triggered)
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	REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A35.	Within three months of: (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under conditions C37 to C38; (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 Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Triggered		No requests of this nature received at the date of the audit	Compliant
A36.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Triggered		Not required at the date of the audit	Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	COMPLIANCE REPORTING				
A37.	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A38.	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A39.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A40.	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
	NOTIFICATION OF COMMENCEMENT				
B1.	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Triggered	Submission provided on 28/4/22 for a 2/5/22 start. DPE lodgment via portal confirmed in email of 28/4/22	Notification provided greater than 48 hours prior to commencement of works as per this requirement	Compliant
B2.	If the construction or operation of the development is to be staged, the Planning Secretary 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.	Triggered	Submission provided on 28/4/22 for a 2/5/22 start. DPE lodgment via portal confirmed in email of 28/4/22 for Stage 1 works	Notification provided greater than 48 hours prior to commencement of Stage 1 works as per this requirement	Compliant
	CERTIFIED DRAWINGS				
B3	Prior to the commencement of each stage of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent for that stage of the development.	Triggered	Crown Certificate 1 (CRO-22029) for Stage 1 Enabling Works 29/4/22	All works in Stage 1 approved	Compliant
	EXTERNAL WALLS AND CLADDING				
B4.	Prior to the commencement of construction of the external walls and cladding, the Applicant must provide the Certifier 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 Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Not Triggered		No buildings yet completed	Compliant
	PROTECTION OF PUBLIC INFRASTRUCTURE				
B5.	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure 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 Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Triggered	Stage 1 Pre-construction dilapidation report Rev B completed 28/4/22 and submitted to Newcastle City Council, TfNSW, Ausgrid, Telstra, Jemena, Optus, Hunter Water Corporation, HI, on 29/4/22.	No complaints or comments received as at the date of the audit.	Compliant
B6	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary for information prior to its removal from the Site.	Triggered	A procedure has been prepared and it contained in the CEMP. Reporting of unexpected find to DPE via portal email of 24/5/22 tam procedure to be included in CEMP, Submitted to DPE, finds were made and plan implemented.	Asbestos Unexpected finds (2 locations) were identified on 19 and 24 May 2022. These finds were reported to DPE on 24/5/22	Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B7.	Prior to the commencement of construction of each stage of the development, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Issue F, prepared by EMF Griffiths and dated 9 April 2021) relevant to that stage of the development have been incorporated into the design of the development.	Triggered	Letter from emfgriffiths pty ltd (s2021280esd-1) of 28/4/22	As part of crown certificate for Stage 1 EMF have certified that requirements being met for the tree clearing and mine grouting works.	Compliant
B8.	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Not Triggered	Operational requirement		Not Triggered
	OUTDOOR LIGHTING				
B9.	Prior to commencement of external lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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.	Triggered	Star Group certification letter regarding lighting of HRMIU carpark (letter of 16/6/22)	Lighting installation for the HRMI carpark works has not yet commenced however design has been certified as part of the crown certificate requirements by Star Group	Compliant
	DEMOLITION				
B10.	Prior to the commencement of demolition for each stage of the development, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) for that stage must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Triggered	No demolition to date for this Stage		Compliant
B11.	Prior to any demolition commencing, additional investigations be made by the asbestos removalist in areas not accessible at the time of the assessment and all Asbestos Containing Material likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.	Triggered	No demolition to date for this Stage		Compliant
	EXISTING HELIPAD / HELICOPTER OPERATIONS DURING CONSTRUCTION				
B12.	Prior to the erection of cranes on the site or any structures that may obstruct helicopter flight paths, existing helipad / helicopter operations at the existing hospital are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations to and from the existing helipad at the site during construction. A report summarising the outcome of the review must be submitted to the Certifier and Planning Secretary.	Triggered	Avipro email notification of crane works commencing on the project 5/4/22.	No cranes on site currently. Mobile cranes in use, aviation assessment undertaken for mobile cranes and for tower cranes proposed for use.	Compliant
	PROPOSED HELIPAD DESIGN				
B13.	Prior to the construction of the approved helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the approved helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Not Triggered	Not part of this stage.		Not Triggered

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	PROPOSED HELIPAD OPTIONS				
B14.	Prior to the construction of the approved helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the approved helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifier and a copy submitted to the Planning Secretary and Council.	Not Triggered	Not operational		Not Triggered
	ENVIRONMENTAL MANEGEMENT PLAN REQUIREMENTS				
B15.	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Plans approved by DPE and being implemented for the stage of works occurring at the time of the audit	Compliant
	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
B16.	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Biodiversity Management Plan incorporating the Minimisation and Mitigation Measures in the Biodiversity Development Assessment Report, prepared by Umwelt (Australia) Pty Ltd revision 6 dated 21 October 2021; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (f) Construction Noise and Vibration Management Sub-Plan (see condition B19); and (g) Construction Waste Management Sub-Plan (see condition B20).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22. CEMP and sub plans prepared in accordance with the requirements of this condition. Unexpected finds protocols prepared and implemented. Sub plans prepared as required by conditions d,e,f,g of this condition.	Plans approved by DPE and being implemented for the stage of works occurring at the time of the audit	Compliant
B17.	The Applicant must not commence construction of the development until a copy is submitted to the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Documents submitted as required	Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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B18.	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and 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 TINSW;</p> <p>(c) detail:</p> <p>(i) measures 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>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) signage at the entrance of any bushland tracks affected by construction activities to ensure pedestrians and cyclists accessing the tracks are aware of any temporary closures or diversions as a result of construction activities;</p> <p>(iv) initiatives such as park and ride, shuttle bus services and encourage carpooling to ensure that construction workers have a dedicated off-site parking area and transportation to the works site, ensuring workers do not park in local streets;</p> <p>(v) how the use the Lookout Road / Kookaburra Circuit signalised intersection for construction access would be discouraged where possible and the alternatives of Lookout Road / Jacaranda Drive and the future Newcastle Inner City Bypass be considered in the first instance. Where this is not possible additional measures to specifically address the safety of pedestrians and the movement of operational traffic including staff, visitors and emergency vehicles through this intersection;</p> <p>(vi) heavy vehicle routes, access and parking arrangements;</p> <p>(vii) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and</p> <p>(viii) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</p>	Triggered	<p>CEMP and sub plans submitted to DPE via portal on 14/4/22.</p> <p>Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22</p> <p>Submitted to certifier on Aconnex, 29/4/22</p>	<p>Documents submitted as required.</p> <p>Site inspection verified the measures in place for pedestrians and cyclists as per the approved plan requirements. Signage in place in bushland and on known routes.</p> <p>Site parking heavily restricted and no parking permitted outside of the site. Carpooling not required to date with only small staff numbers present for this phase of works.</p> <p>Induction package includes details of the site access requirements and site inspection noted compliance with requirements.</p> <p>Traffic control in place at time of site inspection for deliveries and site fencing adjustments.</p>	Compliant
B19.	<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) vibration surveys be carried out of each key vibration-generating-activity / equipment;</p> <p>(d) at the relevant on campus buildings (including but not limited to the existing JHH, HMRi, Private Hospital) and other hospital campus areas where sensitive equipment is operated, that the equipment-specific vibration criteria are set and managed accordingly;</p> <p>(e) vibration assessment at the commencement of operations for each vibration generating activity to determine whether the existence of significant vibration levels justifies a more detailed investigation. Site law tests will help determine allowable working distances from structures to manage vibration;</p> <p>(f) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(g) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(h) describe the community consultation undertaken to develop the strategies in condition B19(g);</p> <p>(i) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B15.</p>	Triggered	<p>CEMP and sub plans submitted to DPE via portal on 14/4/22. Documents contained the required measures in this condition.</p>	<p>Documents submitted as required.</p> <p>Vibration monitoring equipment in place and operational at the time of the audit. Noise monitoring undertaken and results reviewed as part of this audit show compliance with requirements at the time of the audit. No high noise or vibration intensive works had been undertaken during the audit period. Compaction by roller had occurred and no triggers of criteria were reported.</p>	Compliant
B20.	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and</p> <p>(b) information regarding the recycling and disposal locations.</p>	Triggered	<p>CEMP and sub plans submitted to DPE via portal on 14/4/22.</p> <p>Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22</p> <p>Submitted to certifier on Aconnex, 29/4/22</p>	<p>Documents submitted as required.</p> <p>Waste reporting contained in monthly reports show quantities and types of waste generated and removed, including disposal locations.</p>	Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	CONSTRUCTION PARKING				
B21.	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site (or alternative off-site arrangement for workers), including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Triggered	Submitted to certifier on Aconnex, 29/4/22 Changes covered in TMP's as works ramp up.	Site inspection identified that parking was as per the requirements of this plan. Parking restrictions identified in the site induction.	Compliant
	SOIL AND WATER				
B22.	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; (b) divert existing clean surface water around operational areas of the site; and (c) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.	Triggered	ESCP's Northrop drawing CV_40-B20 NL-E1 Rev A	ESCP prepared and implemented for main works. Moits are civil contractor and submit plans each week for the scope of works to be undertaken. The site inspection noted control in place as required and in accordance with current plans.	Compliant
B23.	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'	Triggered	ESCP prepared, Northrop drawing CV_40-B20 NL-E1 Rev A Crown Certifier lodgment 28/4/22, Northrop letter NL191366	Plans approved by DPE	Compliant
B24.	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	Triggered	No ASS identified in EIS	No PASS, ASS or ASR identified to date on the project.	Compliant
	OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
B25.	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Not Triggered			Not Triggered
	BIODIVERSITY				
B26.	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 1 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 1 of the development,	Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed	Compliant
B27.	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 2 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 2 of the development, unless a revised Biodiversity Development Assessment Report is approved by the Planning Secretary. Where a revised Biodiversity Development Assessment Report is approved, ecosystem credits and species credits must be retired in accordance with the revised Biodiversity Development Assessment Report and any approval from the Planning Secretary.	Not Triggered	Phase 2 - Eastern road extension.	Not part of this stage, no credits retired at this point for this work. These works have not commenced.	Not Triggered
B28.	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 and B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed for B26, B27 not triggered.	Compliant
B29.	Evidence of the retirement of credits in satisfaction of condition B26 and B27 or payment to the Biodiversity Conservation Fund for each stage must be provided to the Planning Secretary prior to commencement of construction that would impact biodiversity values in each stage.	Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed for B26, B27 not triggered.	Compliant
B30.	With the agreement of the Planning Secretary, the Applicant may adjust the staging of credit retirement. Any adjustments must be approved in writing and will require the retirement of the relevant credits prior to the corresponding impact on that ecosystem or species.	Triggered	Staging Report V2 March 2022 Portal lodgment of staging plan 18/3/22	Stage 1 credits retired see B26	Compliant

	SSD-93515353 John Hunter Hospital Compliance Table - NSW Conditions of Approval				
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	NORTHERN ROAD				
B31.	Prior to the commencement of road works, the Applicant must demonstrate to the Certifier that the design of the proposed 'Eastern Link' Road - MC 04 permits the continued use of the existing shared pathway (cyclist/pedestrian) that traverses the John Hunter Hospital Campus travelling north to Jesmond Park and Newcastle Road. The design drawings demonstrating adequate connection must be submitted to Council and the drawings must address any issues raised by Council.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	The Northern Road works are not part of this stage and have not commenced.	Compliant
B32.	If any approved civil drawings need to be revised to address any concerns raised by Council, the revised civil drawings must be submitted to the satisfaction of the Planning Secretary prior to the commencement of road works.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	The Northern Road works are not part of this stage and have not commenced.	Compliant
	OPERATIONAL WASTE AND STORAGE PROCESSING				
B33.	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Not Triggered			Not Triggered
	OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
B34.	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 900 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2.	Not Triggered			Not Triggered
	PUBLIC DOMAIN WORKS				
B35.	Prior to the commencement of any footpath or public domain works, the Applicant must engage appropriately qualified consultant(s), experienced in the preparation of the design for public domain streetscape works and consult with Council and other relevant stakeholders and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of appropriate Australian Standards and other relevant industry guidelines, including addressing pedestrian management. The Applicant must submit evidence of consultation for each stage to the Certifier.	Not Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	Some of the Northern road will include public domain works. No works undertaken at this stage.	Not Triggered
	SUBSIDENCE ADVISORY NSW (SA NSW)				
B36.	The Applicant must obtain SA NSW approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 prior to commencement of construction.	Triggered	Notice received from Subsidence Advisory for Stage 1, 2 works 1/10/21 (FN19-11562, TBA21-03653).	Approval provided for the works as required	Compliant

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			Evidence collected	Audit findings and recommendations	
	PART C - DURING CONSTRUCTION				
	SITE NOTICE				
C1.	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Triggered	Photo of signage erected at access points shows compliance	Notices in place as required	Compliant
	OPERATION OF PLANT				
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.	Triggered	Plant Maintenance records reviewed for equipment in use.	Plant and equipment noted to be in good working order during site inspection.	Compliant
	DEMOLITION				
C3.	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Not Triggered		No demolition undertaken for the current stage of work during the audit period	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.	Triggered	Site Induction presentation, crib room signage	Induction contains these requirements, signage located in offices and crib rooms contains notice of these requirements	Compliant
C5.	Notwithstanding condition C4, provided noise levels do not exceed the existing rating background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6am and 7am, Mondays to Fridays inclusive; (b) between 7am and 8am, Saturdays; and (b) between 1pm and 5pm, Saturdays.	Not Triggered	Site Induction presentation, crib room signage	No out of hours work under this condition has been conducted for Stage 1 works during the audit period	Not Triggered
C6.	Construction activities may be undertaken outside of the hours in condition C4 and 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) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Not Triggered	Site Induction presentation, crib room signage	No out of hours work under this condition has been conducted for Stage 1 works during the audit period	Not Triggered
C7.	Notification of such construction activities, as referenced in condition C6, must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered		No out of hours work under this condition has been conducted for Stage 1 works during the audit period	Not Triggered
C8.	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.	Not Triggered		No works of this nature have been conducted during the audit period	Not Triggered

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	IMPLEMENTATION OF MANAGEMENT PLAN				
C9.	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	CEMP and sub plans approved and implemented for Stage 1 works.	Compliant
	CONSTRUCTION TRAFFIC				
C10.	All construction vehicles (excluding site personnel 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 or an approved on-street work zone before stopping.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The approved CTMP implemented for Stage 1 works	Compliant
	HOARDING REQUIREMENTS				
C11.	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	Triggered	Site photographs	No hoarding in place or required for this stage. Site fencing has screening included and did not contain any graffiti or advertising as required by this condition at the time of the audit.	Compliant
	NO OBSTRUCTION OF PUBLIC WAY				
C12.	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.	Triggered	Site photographs	No blocking of public access outside of the construction zone was observed during the audit.	Compliant
	CONSTRUCTION NOISE LIMITS				
C13.	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 in the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	Works undertaken in accordance with the approved CEMP and sub plans.	Compliant
C14.	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4 and C5.	Triggered	Site Induction	Induction contains the requirements for deliveries to be in accordance with these conditions.	Compliant
C15.	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.	Triggered	Site Inspection	Non-tonal reversing alarms were audible on all equipment in use at the time of the site inspection.	Compliant
	VIBRATION CRITERIA				
C16.	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).	Triggered	Monitoring data	Unattended real time monitors installed and operational at the time of the audit. No project related triggers reported from construction activities to date.	Compliant
C17.	The limits in conditions C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B19 of this consent.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The works are being undertaken as required by the approved plans	Compliant
	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 is required in an emergency to avoid the loss of life or damage to property; (b) all trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any tree, which is damaged or removed during construction due to an emergency, must be replaced; (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 Arboricultural Impact Assessment, dated 12 May 2021, prepared by Aborsafe; (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; (e) an arborist is to be engaged to implement tree protection measures for the hollow bearing trees and other native trees to be retained on site; and (f) all project materials must be stored in cleared areas of the site.	Triggered	Pre-clearance tree and nest box surveys Umwelt Consultants 26 and 27 April 2022 (22284_R03_V1, 22284/R04/V1) Site Inspection photographs	Pre-clearing surveys have been undertaken to identify fauna habitat presence and trees and other structures required to be protected. Tree protection for planted trees as per the requirements of C18 (c) , have been implemented where required for the Stage 1 works.	Compliant

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	AIR QUALITY				
C19.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Triggered	Site photographs	Water carts present and operating when required. Site conditions very wet at the time of the site inspection, no dust generation noted at the time of the site inspection.	Compliant
C20.	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (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.	Triggered	Site photographs	The site has stabilised access points and no tracking of materials was noted outside of the project area. Activities are being undertaken in accordance with the requirements of this condition.	Compliant
	IMPORTED FILL				
C21.	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the 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 Certifier upon request.	Not Triggered		No materials of this nature have been used on the project.	Not Triggered
	DISPOSAL OF SEEPAGE AND STORMWATER				
C22.	Adequate provisions must be made to collect and discharge stormwater drainage during construction and details are to be provided to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Triggered	ESCP's, SWMP	The project is managed in accordance with erosion and sediment controls which include drainage line controls. Controls were in place as per the required approved plans at the time of the site inspection.	Compliant
	EMERGENCY MANAGEMENT				
C23.	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Triggered	Site Induction, project signage	The induction contains these requirements and evacuation diagrams are located in site offices and crib rooms.	Compliant
	STORMWATER MANAGEMENT SYSTEM				
C24.	Within three months of the commencement of construction of any civil stormwater infrastructure works or Phase 1B – Main works, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the design in the Civil Design Report and Structural Statement NL191366 Revision H dated 14 May 2021, prepared by Northrop; (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) ensure that discharged stormwater from the proposed development does not increase post catchment runoff; and (f) include details of the proposed scour protection at each culvert outlet in consultation with Council to ensure the stability of the downstream waterways. Note: Council requires two weeks' notice of any request for an onsite meeting.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment. Crown certificate for Stage 1 works received	Phase 1B has not commenced however Stage 1 works include stormwater connections and adjustments. These works have been certified as in accordance with these conditions for Stage 1 works.	Compliant
	ABORIGINAL CULTURAL HERITAGE				
C25.	The Applicant must advise its employees and contractors that it is an offence under section 86 of the National Parks and Wildlife Act 1979 to harm or desecrate an Aboriginal object unless that harm or desecration is the subject of an Aboriginal Heritage Impact Permit or approved management plan.	Triggered	Site Induction	The site induction contains these requirements	Compliant

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	UNEXPECTED FINDS PROTOCOL - ABORIGINAL HERITAGE				
C26.	C26. In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The CEMP contains an unexpected finds protocol for Aboriginal Heritage.	Compliant
	UNEXPECTED FINDS PROTOCOL - HISTORIC HERITAGE				
C27.	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The CEMP contains an unexpected finds protocol for Historic Heritage.	Compliant
	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.	Triggered	Site Inspection photographs	Waste storage areas are setup and in accordance with this requirement	Compliant
C29.	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Triggered	CEMP and sub plans submitted to DPE via portal on 14/4/22. Comments received on plans DPE Letter SSD-9351535-PA-4 14/6/22 Submitted to certifier on Aconnex, 29/4/22	The approved CEMP and sub plans contain these requirements. Asbestos containing materials have been disposed of from the site, see B6	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.	Triggered		Grouting works underway, no other concrete works undertaken at the time of the audit	Compliant
C31.	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Triggered		Waste tracking undertaken as per approved management plans.	Compliant
C32.	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Triggered	License AD211153 Asbestos removal control plan approved 24/5/22 Waste docket - 27/5/22 (GEN1435196-1)	2 x Asbestos finds have been identified to date and removed from site. Monitoring as required by this relevant legislative requirements has been conducted by licensed hygienists.	Compliant
	OUTDOOR LIGHTING				
C33.	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Not Triggered		None installed to date	Not Triggered
	INDEPENDENT ENVIRONMENTAL AUDIT				
C34.	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Triggered	DPE approval 26/5/22	EMM Consulting approved as independent auditors.	Compliant
C35.	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Triggered	Audit scope submitted via portal for information 20/6/22	Scope identified	Compliant
C36.	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Not Triggered		No request received	Not Triggered
C37.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Triggered	Audit scope submitted via portal for information 20/6/22	Scope identified	Compliant
C38.	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Triggered	Audit 1 undertaken 18/7/22	This is the first audit report for this project and will be provided to the Planning Secretary within 2 months of the audit date and will be uploaded to the website when finalised.	Compliant
C39.	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not Triggered		No request received	Not Triggered

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	ASSET PROTECTION ZONES				
C40.	At the commencement of construction works and in perpetuity to ensure ongoing protection from the impact of bushfires, Asset Protection Zones (APZs) must be provided in accordance with the Bushfire Assessment Report (reference: 1940 JHHIP), prepared by Bushfire Planning Australia, dated 2 March 2021 as shown on Figure 13: Required Asset Protection Zones.	Triggered	APZ areas established as per this report		Compliant
C41.	The APZs required in condition C40 are to be extended to include all lands to the southeast of the proposed Acute Services Building for a distance of 60 metres. When establishing and maintaining an inner protection area (IPA) the following requirements apply in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; NSW Government 25 John Hunter Health and Innovation Precinct Department of Planning, Industry and Environment (SSD-9351535) (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.	Triggered	APZ areas established as per this report	APZ established for Stage 1 works	Compliant
C42.	The water quality and stormwater detention basins located to the north of the Acute Services Building are to be replanted using species of a type and density which are commensurate with a grassland as described in Appendix 1 of Planning for Bush Fire Protection 2019.	Not Triggered			Not Triggered
C43.	The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019: (a) reticulated water is to be provided to the development where available; (b) fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; (c) hydrants are and not located within any road carriageway; (d) reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads; (e) fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005; (f) all above-ground water service pipes are metal, including and up to any taps; (g) where practicable, electrical transmission lines are underground; (h) where overhead, electrical transmission lines are proposed as follows: (i) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and (ii) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines. (j) reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities; and metal piping is used; (k) connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not used; and (l) above-ground gas service pipes are metal, including and up to any outlets.	Not Triggered		No services of this nature have been modified as at the date of this audit	Compliant

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	CONSTRUCTION STANDARDS				
C44.	Construction of the Acute Services Building must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 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 7.5 of Planning for Bush Fire Protection 2019.	Not Triggered		Construction not approved for Stage 2 and 3	Not Triggered
	ACCESS				
C45.	Public access roads must comply with general requirements of Table 6.8b of Planning for Bush Fire Protection 2019.	Not Triggered		Construction of Stage 4 not approved	Not Triggered
C46.	A 10m vegetation buffer is to be provided within the site, on either side of the east-west road link. The planting in the buffer is to be limited to species type and density commensurate with the grassland vegetation formation, as described by Appendix 1 of Planning for Bush Fire Protection 2019.	Not Triggered		Construction of Stage 4 not approved	Not Triggered
	BUSH FIRE ASSET PROTECTION ZONE PLANNING				
C47.	The Asset Protection Zone is to be selectively cleared to achieve 15 per cent maximum canopy coverage. The 11 moderate retention value trees identified within the APZ numbered 57, 596, 599, 602, 603, 604, 605, 607, 701, 805 and 807 in the Arboricultural Impact Assessment, prepared by Aborsafe (C91951), dated 2 May 2021, must be reviewed by the Bushfire Consultant and Ecologist as to the most suitable to retain while being in line with the bushfire requirements prior to the commencement of tree removal.	Triggered	Blackash Busfire letter 16/6/22 Umwelt Consulting letter 3/6/22 (22284_R05_Russell_20220603)	These trees were reviewed by the relevant parties prior to tree removal.	Compliant
	SERVICE TRENCH ALIGNMENT AND TRENCHING WORKS				
C48.	In the event that excavation is required within the Tree Protection Zones of retained trees identified within this report during preliminary design phases, arborist involvement will be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: Protection of Trees on Development Sites.	Not Triggered		No service relocations undertaken at the time of the audit	Not Triggered
C49.	Excavation/trenching required within the Tree Protection Zones of retained trees to facilitate service installation should be undertaken using sensitive construction methods such as under boring, manual excavation, hydro-vac or air spade, light machinery with spotter and ground protection	Not Triggered	Not required to date	No service relocations undertaken at the time of the audit	Not Triggered
	PROPOSED TREE PRUNING				
C50.	In the event pruning work is being undertaken on retained trees it is anticipated that minor pruning only will be required of no greater than 10 per cent of the trees total crown spread. Any pruning undertaken would be for hazard reduction works (i.e. deadwood removal, hanging branches) or minor targeted pruning (i.e. crown lifting, reduction pruning) to facilitate the construction works or access. Larger deadwood with identified cavities will be shortened, retaining the cavities, where branch stability and understorey occupancy allow.	Not Triggered	Not required to date		Not Triggered
C51.	All pruning undertaken is to be completed in accordance with the Australian Standard AS 4373–2007: Pruning of Amenity Trees (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).	Not Triggered	Not required to date		Not Triggered
C52.	Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10 per cent of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist	Not Triggered	Not required to date		Not Triggered
	GROUNDWATER				
C53.	In the event groundwater is intercepted during construction, the Applicant must ensure that any take is appropriately licensed unless eligible under an exemption.	Not Triggered	Not required at this stage		Not Triggered
	WATER MANAGEMENT ACT 2000				
C54.	All works on waterfront land as defined by the Water Management Act 2000 must be in accordance with the NRAR Guidelines for Controlled Activities on Waterfront Land.	Not Triggered		No waterfront land present	Not Triggered

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