



NEW EUROBODALLA REGIONAL HOSPITAL

INDEPENDENT ENVIRONMENTAL AUDIT # 3

SSD- 56989722

Notice

This document and its contents have been prepared and are intended solely as information Health Infrastructure NSW and use in relation to the Initial Independent Environmental Audit 3.

AtkinsRéalis assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 116 pages including the cover.

Document history

Document title: New Eurobodalla Regional Hospital, Independent Environmental Audit # 3

Document reference:				
Revision	Purpose description	Originated	Authorised	Date
A	Draft for client	RP	MB	09/12/25
0	Final	RP	MB	18/01/26



Contents

Executive Summary	5
1. Introduction	6
1.1 Background	6
1.2 Project Location and Site Description	6
1.3 Audit Team	7
1.4 Audit Objectives	7
1.5 Audit Scope	7
1.6 Period Covered by Audit	8
2. Audit Methodology	9
2.1 Development of Audit Scope	9
2.2 Summary of Audit Processes	9
2.3 Site Personnel	9
2.4 Site Inspection	10
2.5 Consultation	11
2.6 Compliance Descriptors	14
3. Audit Findings	14
3.1 Audit Findings Summary	14
3.2 Compliance	15
3.3 Non-Compliances and Observations	15
3.4 Previous Audit Actions	17
3.5 Physical Extent of the Project	20
3.6 Complaints	20
3.7 Incidents	20
4. Audit Findings - Discussion	20
4.1 Review of Adequacy of Management Plans	20
4.2 Review Environmental Performance	21
4.3 Actual and Predicted Impacts	21
4.4 Key Strengths	22



Tables

Table 1: Audit Team	7
Table 2: Consultation summary and auditor's response	12
Table 3: Compliance descriptors	14
Table 4: Audit findings summary	14
Table 5: Assessment of compliance	15
Table 6: Summary of non-compliances and observations and Auditor recommendations	16
Table 7: Summary of non-compliances and observations and Auditor recommendations	18
Table 8: Summary of complaints	20

Appendices

Appendix A. Audit Table	24
Appendix B. Planning Secretary Audit Team Agreement	108
Appendix C. Site Photographs	111
Appendix D. Consultation Records	127
Appendix E. Independent Audit Declaration Form	142



Executive Summary

AtkinsRéalis has been engaged by Health Infrastructure (HI) to undertake an independent environmental audit of the construction of the new Eurobodalla Regional Hospital (ERH) located in Moruya on the South Coast of NSW.

The ERH Project is being delivered under State Significant Development (SSD) Consent SSD-56989722. The Project Applicant is Health Administration Corporation (HAC). Multiplex (MPX) are the Construction Contractor and the Project Manager is RP Infrastructure. Group DLA (GDLA) are the Certifier.

The audit is required by SSD 56989722 Conditions C38-C39 and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements - 2020 (IAPAR). The audit period is from 27 May 2025 until the date of the site inspection on 7th November 2025 and covers construction phase activities.

This report presents the findings of the third Independent Environmental audit (IEA), undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

The audit consisted of a site inspection and review of relevant and available documents and site management and monitoring records.

The Project was audited against the development consent conditions relevant to the activities undertaken during the audit period. The audit also included a high-level assessment of the environmental performance against the requirements of the project Construction Environmental Management Plan (CEMP) and Sub-Plans.

A summary of the audit findings are as follows:

- Strong evidence was available through the site inspection and document review to demonstrate the effective implementation of the construction environmental plans
- Construction Certificates 1,2 and 3 have now been issued by the certifier with staging notifications issued to DPHI
- No reported incidents occurred during the audit period
- No complaints were received during the audit period
- One non-compliance was identified by the audit relating to the incorrect usage of Mollee Road for turning vehicles instead of the approved vehicle turnaround located at Noads Road
- Three recommendations are made relating to:
 - Traffic
 - Dust
 - Hazardous Materials management

Overall, the project team demonstrated a proactive and systematic approach to managing compliance, with substantial compliance with the conditions of consent achieved.



1. Introduction

1.1 Background

Health Infrastructure NSW commissioned AtkinsRéalis to undertake an Independent Environmental Audit (IEA) programme for the New Eurobodalla Regional Hospital (ERH) SSD-56989722.

SSD 56989722 provides approval for the following activities:

- Site establishment and preparation, including bulk earthworks, tree removal, environmental clearing and cut and fill
- Construction and operation of a three-storey hospital with four wings, which includes the following departments:
 - Emergency Department (including flexible mental health beds)
 - Medical Imaging
 - Operating Theatres
 - Intensive Care Unit
 - Pathology
 - Pharmacy
 - Medical and surgical in-patient units
 - Rehabilitation and Palliative Care in-patient units
 - Women's Health and Paediatrics
 - Ambulatory Care for community outpatient services
 - Administration including Education and Training
 - Front of House including Retail
 - Back of House including Mortuary
- Internal road network and access from Princes Highway
- Secondary road access (controlled access for Emergency vehicles only) from Caswell Street to north of the project site
- At grade car parking
- Loading dock
- Ancillary landscaping including the Walawanni Meeting Place and Healing Place.

The audit was undertaken against the requirements of State Significant Development (SSD) Consent SSD-56989722 and Independent Audit Post Approval Requirements, DPHI, 2020 (IAPAR). This report presents the findings of the second IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

1.2 Project Location and Site Description

The site for the Eurobodalla Hospital is located within the southern NSW coastal town of Moruya, located within the Eurobodalla Shire Local Government Area. The site is approximately two kilometres southeast of the Moruya town centre, approximately 140 kilometres south of Nowra and 300 kilometres south of Sydney. The locational context of the hospital campus is shown in Figure 1.



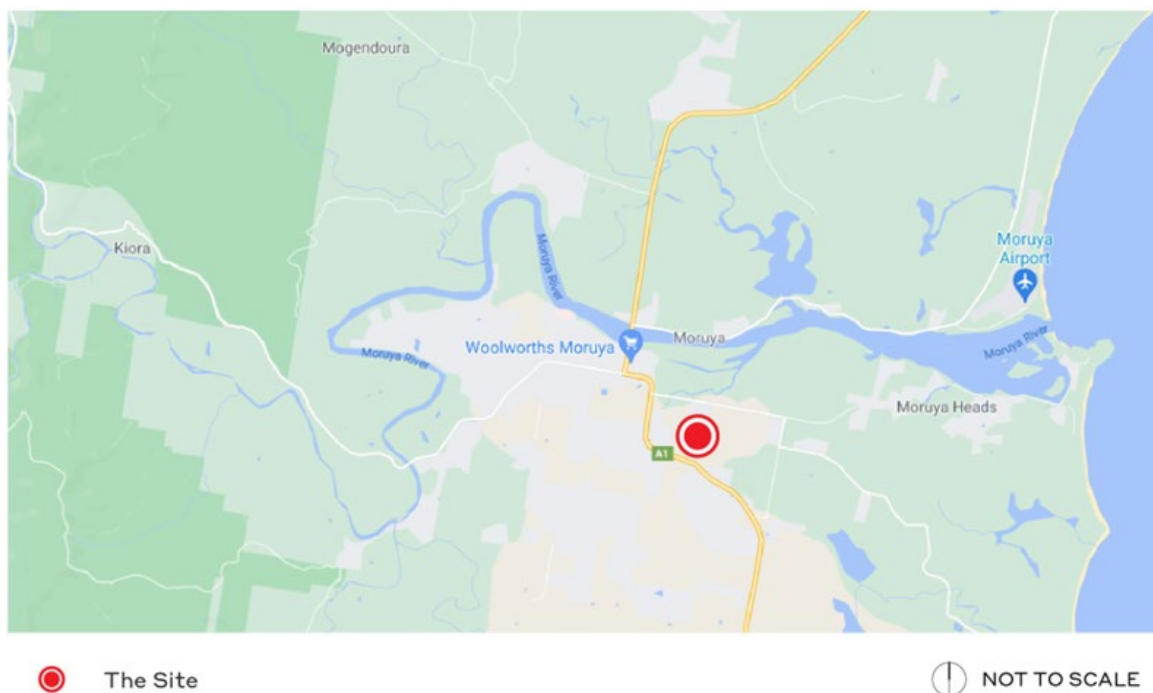


Figure 1 Locational Context

Source: Nearmap & Ethos Urban

Figure 1 – Location Map (Source: Environmental Impact Statement, Eurobodalla Regional Hospital – SSD 56989722)

1.3 Audit Team

The audit team approved by DPHI to undertake the audit is detailed in Table 1. Refer to **Appendix B** for DPHI approval letter.

Table 1: Audit Team

Role	Name	Qualifications	Experience
Lead Environmental Auditor	Richard Peterson	- Bachelor Engineering (Civil) - Master of Environmental Engineering Management - Environmental Management Systems Lead Auditor, Exemplar Global (Certificate Number 120416)	20+ years of environmental auditing experience 10 years of construction environmental management experience

1.4 Audit Objectives

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD-56989722 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the CEMP and Sub-Plans.

1.5 Audit Scope

This is the third Independent Environmental Audit for SSD-56989722, and the scope of the Audit included the following:



- Assessment of compliance with the Project Conditions of Approval of SSD-56989722 (Parts A- C, with D and E relating to operational aspects of the project and not triggered at the time of the Audit)
- An assessment of the environmental performance of the development including:
 - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
 - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
- Incidents, non-compliances, and complaints
- Performance of the development having regard to agency policy and any environmental issues identified through consultation carried out when developing the scope of the audit
- A high-level assessment of the adequacy of the project's CEMP and Sub-Plans, and
- Any other matter considered relevant by the auditor or the Department considering relevant regulatory requirements and legislation and knowledge of the development's past performance.

1.6 Period Covered by Audit

This IEA represents the third independent audit for the Project and covers the period from the second audit held on 27 May 2025 until the date of the site inspection on 7th November 2025. The audit is for construction activities that occurred during this period.



2. Audit Methodology

2.1 Development of Audit Scope

This IEA focused on Development Consent conditions applicable to works undertaken during the reporting period and will be revised in subsequent audits as the project works progress.

The audit scope was developed in consultation with the Proponent's representatives to determine the applicability of Development Consent conditions to works undertaken during the reporting period. DPHI was also consulted regarding areas of particular focus (see Section 2.5).

2.2 Summary of Audit Processes

The audit process comprised the following:

- Consultation with DPHI and other agencies (as requested by DPHI) so the Auditor may understand any issues DPHI, and other stakeholders would like the audit to focus on
- Document review to update the auditor on the Project progress, environmental processes, and construction activities relevant to the audit
- Desktop assessment of publicly available documentation
- Preparation of audit checklist and request for information issued to the project managers to facilitate efficient document review
- Receipt of compliance information, review and assessment
- Opening meeting, interview and walk-through site inspection
- Further assessment of information collated
- Closing meeting
- Preparation and issue of draft audit report and compliance tables, and
- Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

2.3 Site Personnel

The following personnel were in attendance during the audit or parts of:

- Dan Humphries – Project Manager, RP Infrastructure
- Tim Macleod – Engineering Manager, Multiplex
- Thomas Messinesi – HSE Coordinator, Multiplex
- Megan Pritchard – HSE Coordinator, Multiplex.
- Angela Luo – Graduate, Multiplex
- Jeremy Charlton – HSE Manager
- Tane Patchett – Project Manager, Multiplex.



2.4 Site Inspection

A site inspection was undertaken by the Auditor on Friday 7th November 2025. The weather was overcast and dry.

At the time of the inspection the site was fully established with internal road and carpark pavement, kerb and gutter complete. The permanent access to Princes Highway had been finalised. Site offices, amenities and perimeter fencing were installed. Environmental monitoring stations for noise and dust were in place.

Construction of the main hospital and carpark were well advanced with building and multistorey carpark structures substantially complete. Façade and services installation had commenced.

Site environmental controls appeared to be installed and operating effectively. Key observations included:

- An internal paved driveway and access road was constructed and appeared to be an effective measure to prevent erosion, dust and mud tracking. Since the previous audit, the site entranceway had been completed providing a sealed access and egress point preventing mud tracking onto Princes Highway.
- Erosion and sediment controls included a sediment basin, sediment fences, geofabric lined drains, rock checks and some sandbags. At the time of the inspection, the temporary construction basins were undergoing transformation to permanent basins.
- Large material stockpiles have been trimmed and reshaped into the permanent formation and were being progressively stabilised. This has reduced the risk of slumping, dust and uncontrolled discharge of sediment laden water. Some material has been placed at the centre of the site adjacent to the main hospital works and this will require active and ongoing management to prevent dust.
- The site sediment basin had captured runoff water; advisory signage was installed to alert operators to the discharge permit requirements.
- Some sandbags had burst and require replacement or removal when they become redundant.
- Grass cover was retained in undisturbed areas with progressive stabilisation implemented to prevent erosion.
- No go fencing and signage has been placed around trees with no materials temporarily stored within tree protection zones.
- Measures to control dust included a water cart, polymer compounding agent, speed restriction signage, permanent road construction and tarpaulins covering haulage vehicles. The water cart has a water cannon attachment for watering stockpiles in windy and dry conditions.
- Other site environmental controls were installed including tree protection, vibration and dust monitoring stations; spill kits; chemical storage bunds and waste skip bins.
- There was no observed evidence of environmental impacts such as soil staining, dust, mud tracking, tree damage littering or concrete waste spillage.
- There was no weed proliferation observed. Nest boxes were installed in trees to provide habitat for arboreal mammals.
- The project site was clearly delineated with temporary fencing. All works were contained within the project boundary with no materials or construction vehicles observed to be stored or parked inappropriately.

Refer to **Appendix C** for site photographs.



2.5 Consultation

The Auditor consulted with DPHI via email on 15th October 2025 to seek input, as required by Section 3.2 of the IAPAR, specifically in relation to:

- Any particular area(s) of focus for the audit, and
- Any consultation with agencies deemed necessary by the Department.

DPHI raised a number of issues for consideration by the audit and requested the Auditor consult with a range of stakeholders. Details of consultation undertaken and the Auditor's response to the issues raised by the Department and other stakeholders is provided in Table 2.



Table 2: Consultation summary and Auditor's response

Organisation	Issue	Auditor's Response
Department of Planning, Housing and Infrastructure (DPHI)	In addition to the consent requirements, please review the management of land, including management of biodiversity offsets, erosion and sediment, amenity, transport and parking, including mud tracking onto public roads, noise and air quality, waste, any out of hours operation, community consultation and complaints management.	- The Auditor has considered these issues within the audit scope. Refer to the audit table in Appendix A for further detail as follows: - Biodiversity offsets (B26- B28) - Erosion and sedimentation (B22-B23) - Transport and parking (B21,C9, C10, C16) - Mud tracking onto public roads (C22) - Noise (C4 – C8) - Air quality (C21-C22) - Hours of operation (C4) - Community consultation (A9, B17, C7) - Complaints management (Section 3.6)
Eurobodalla Shire Council	Council are not aware of any issues or concerns relating to the hospital development at this time	Noted
NSW EPA	No response received	N/A
Rural Fire Service	No response received	N/A
Transport for NSW	Upon speaking with the Project Engineer, an issue was raised regarding Mollee Road and the illegal turning that is occurring by both light vehicles and heavy vehicles associated with the construction of the hospital. This concern has been raised by residents and police and will need to be appropriately managed. Please flag this as an area of concern in the upcoming audit.	There have been instances where Mollee Road has been utilised for turning vehicles. This issue is being managed by the project team and includes the provision of additional signage at the exit to the site as well as traffic control/supervision at Mollee Road. The Auditor reviewed the Traffic Management Plan and notes that the approved turning area is at Noads Road, further to the South of Mollee Road. The use of Mollee Road for turning vehicles is therefore in breach of the CTMP and a non-compliance has been raised with Condition C9. A further recommendation is to place additional signage at the site exit point reminding drivers when they leave the site of the correct turning location at



Organisation	Issue	Auditor's Response
		Noads Road. The Auditor also notes that a roundabout is currently being constructed on the Pacific Highway directly outside the site which will allow construction vehicles to turn to the north from the site exit and this will alleviate the need to undertake a U turn at either Noads Road or Mollee Road.
Heritage NSW	No response received	N/A
DECCW (CPHR)	No response received	N/A

A copy of email correspondence with each stakeholder is included in Appendix D of this report.



Click or tap here to enter text.

2.6 Compliance Descriptors

The compliance status of each requirement was determined using the relevant descriptors in Table 3.

Table 3: Compliance descriptors

Status	Description
Compliant	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken.

3. Audit Findings

3.1 Audit Findings Summary

Table 4 summarises the audit findings. Further details on the findings can be found in the relevant section of the report.

Table 4: Audit findings summary

Description	Quantity
Assessment of Compliance	
Number of Conditions of Approval	163
Not triggered	68
Compliant	94
Non-compliant	1
Observations identified during the audit	2
Other	
Self-reported non-compliances recorded during the audit period	0
Penalty notices issued during audit period	0
Complaints reported during audit period	0
Incidents recorded during the audit period	0



3.2 Compliance

An assessment of compliance was undertaken against the Development Consent conditions applicable to works undertaken during the reporting period. **Table 5** provides a summary of the assessment of compliance as per the schedules of the Development Consent. Compliance was assessed using the compliance status descriptors in Section 2.6 of this report.

Table 5: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A – Administrative controls	35	30	-	5
Part B – Prior to Commencement of Construction	34	32	-	2
Part C – During Construction	44	32	1	11
Part D – Prior to Commencement of Operation	32	-	-	32
Part E – Post Occupation or Commencement of Use	18	-	-	18
Total	163	94	1	68

Overall, the Project demonstrated compliance with the Development Consent with no non-compliances identified by the audit. The detailed assessment against each condition of the Development Consent is provided in **Appendix A**, Table A1.

3.3 Non-Compliances and Observations

Auditor observations are detailed in **Table 6**.



Table 6: Summary of non-compliances and observations and Auditor recommendations

ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommendation and Auditor Comment
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Non-compliance	There have been instances where Mollee Road has been utilised for turning vehicles. The Auditor reviewed the Traffic Management Plan and notes the approved turning area is at Noads Road, further to the South of Mollee Road. The use of Mollee Road for turning vehicles is therefore in breach of the CTMP.	Measures implemented in response to this issue included supervision of Mollee Road and advisory signage to the South of the exit point on the Princes Highway. A further recommendation is to place additional and highly legible signage at the site exit point reminding drivers when they leave the site of the correct turning location at Noads Road (prior to exiting the site) It is also recommended that any further non-compliances with the approved turning route via Noads Road are reported to DPHI in accordance with Conditions A 29 and A30.
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Observation	As observed during the site inspection a large stockpile has been established at the centre of the site, adjacent to the new carpark with the potential to generate dust and create offsite impacts if left unmanaged.	Place additional It is also recommended that any further non-compliances with the approved turning route via Noads Road are reported to DPHI in accordance with Conditions A 29 and A30 It is recommended that a high focus is placed on the stockpile with pre-start watering in hot and dry conditions to ensure dust impacts are mitigated. This should be a focus of daily works planning, particularly over the forthcoming summer months.
C35	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.	Observation	During the audit period, some non-friable asbestos was discovered in the cleared area adjacent to Caswell Street. Following the audit site inspection, a specialist consultant was engaged to inspect the site and test the materials.	The Auditor notes that the waste management facility currently being utilised is not licenced to accept asbestos. It therefore recommended that an alternative facility is sourced with an Environment Protection Licence (EPL) that authorises the disposal of asbestos.



3.4 Previous Audit Actions

Table 7 summarises the status of actions raised during the previous audit in May 2025 (IEA #2).



Table 7: Summary of non-compliances and observations and Auditor recommendations (from previous Audit (IA#2))

ID	Summary of Requirement	Details of Non-Compliance/ Observation	Previous Audit Recommendation and Auditor Comment	Status
A27	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.	During the Audit period, one incident was reported to the Department relating to sediment laden runoff departing the site following a series of large rain events in January 2025.	In their response to Audit consultation, NSW EPA noted they are the designated 'Appropriate Regulatory Authority' (ARA) for all Health Infrastructure projects in NSW. It is therefore recommended that EPA are notified of any future events that may result in pollution (this may include air, water, noise and waste). Auditor Comment Environmental incidents are now being reported to EPA.	Closed
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'.	The site inspection was undertaken following a period of heavy rain. The erosion and sediment controls appeared to be performing effectively with sediment captured within the site. The provision of groundcover, sealed carpark and internal roads has effectively eliminated erosion risk in these areas. The sediment basin had captured the rainfall with flocculants available for treatment. Some instances were observed where batters and stockpiles had deteriorated with riling and slumping observed. Taylor Thompson Whitting (TTW) are the CPESC for the project and undertook an audit of the erosion and sediment control plan on 18/3/25. The TTW audit recommended several actions including greater emphasis on erosion prevention and management of clean and dirty water separation.	The Auditor agrees with the recommendations made by TTW. These should be implemented with ongoing monitoring and maintenance to ensure their effectiveness. Auditor Comment Large material stockpiles have been trimmed and reshaped into the permanent formation and were being progressively stabilised. This has reduced the risk of slumping, dust and uncontrolled discharge of sediment laden water.	Closed
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	It was noted that vibratory compactors have not been used within 30m of a residential building during the audit period. In any case, and as noted above, vibration monitoring has confirmed compliance with condition C16.	As noted in Condition B32, an extension to the footpath in Caswell St is proposed. Works should be planned to avoid or minimise the use of vibratory compactors where feasible. Advice from the	Open



Click or tap here to enter text.

ID	Summary of Requirement	Details of Non-Compliance/ Observation	Previous Audit Recommendation and Auditor Comment	Status
			specialist noise and vibration consultation during planning should be sought as required. Auditor Comment At the time of the IA#3 site inspection, construction of the footpath had not commenced, although clearing and grubbing works had been undertaken.	
C26	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.	The project has prepared an Emergency Management Plan covering a range of emergencies including Bushfire. Bushfire during the summer months is a critical risk (particularly in El Niño conditions) and it is important to ensure all resources, systems and communications protocols are available and fully functional so that any fire can be extinguished rapidly and safely.	Conduct an annual pre-bushfire season readiness review to ensure all obligations and commitments relating to Fire and Emergency are implemented and are compliant. This may include but not be limited to: • Onsite Preparedness Activities • Firefighting water supplies and equipment • Access and egress for emergency vehicles • Emergency Response • Communication Protocols Involve suitably qualified personnel in the review as required. Auditor Comment An annual pre-bushfire season readiness review was undertaken. The Rural Fire Service were contacted and a site visit arranged during November. This recommendation will remain open and ongoing until the completion of the project.	Open and Ongoing



Click or tap here to enter text.

3.5 Physical Extent of the Project

Figure 2 of the Environmental Impact Statement shows the site boundary to be bordered by Princes Highway to the South, the residential areas of Caswell, Keightley and Maunsell Streets to the North and open paddocks directly to the East and West. During the site inspection, all works were observed to be contained within the site boundary as approved in the EIS with temporary security fencing clearly delineating the approved work area. There were no activities observed to be undertaken outside the approved project boundary.

3.6 Complaints

During the audit period, no formal complaints were received. Details are summarised in Table 8.

Table 8: Summary of complaints

Date of Complaint	Details of Complaint	Actions taken to address the complaint
NIL	N/A	N/A

3.7 Incidents

During the audit period, one incident was reported to the Department via the DPHI Portal on the 4/7/25.

The incident report noted that from 1 July through to 3 July 2025, the ERH site experienced 165mm of rain across the project. Due to the volume of water, which is above the design criteria of 37mm over a 5-day period based on an 85th percentile storm event for the local region, the basins reached capacity with water leaving the dam through the designed basin spillways. NSW EPA were also notified on the same date.

4. Audit Findings - Discussion

4.1 Review of Adequacy of Management Plans

The following management plans were reviewed as detailed in **Appendix A**, Table A2.

- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSP)
- Biodiversity Management Sub-Plan (BMSP)
- Construction Soil and Water Management Sub-Plan
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)
- Workforce Accommodation Plan

The management plans have been prepared by appropriately qualified experts and are deemed appropriate for the risks and issues on the project.



Evidence observed on site demonstrates the effective implementation of the management plans.

The Project's performance against the requirements of the management plans is provided in Section 4 and noted in Appendix A.

4.2 Review Environmental Performance

The audit found that the Project was overall, operating in compliance with identified audit requirements, including the CEMP, Sub-Plans, and SSD conditions of approval.

Overall, the environmental performance of the Project is satisfactory, with no significant issues raised by this audit.

Observations raised during the audit are documented in Section 3.3 and the Independent Audit Table in **Appendix A**, and photos of the site included **Appendix C**.

4.3 Actual and Predicted Impacts

The following issues were identified as potential for impact in the EIS:

- Urban design
- Environmental Amenity
- Traffic, Access and Parking
- European Heritage
- Aboriginal Cultural Heritage
- Noise and vibration
- Contamination
- Hazards and Risks
- Geotechnical Implications
- Waste management
- Heritage significance
- Crime Prevention through Environmental Design
- Water Cycle Management
- Flooding
- Erosion and Sediment Control
- Ecologically Sustainable Development

The project is operating within the approval boundary which is delineated with perimeter fencing. Dust, vibration, and noise monitoring is regularly occurring for the Project to ensure any potential off-site impacts are prevented and minimised.

Controls to mitigate against any potential risks arising from these activities were observed during the site inspection as noted in Section 2.4 with photographs provided in Appendix C.

Based on the audit observations, review of management plans and project records, it may be reasonably concluded that the project is operating in accordance with the construction phase management plans and within the predictions as documented in the EIS.



4.4 Key Strengths

One key strength identified by the audit was that the project team was well organised and able to provide documentation to the Auditor. Construction certificate documentation including information checklists demonstrated a rigorous process for close out of Construction Certificate (CC) requirements which was closely linked to the conditions of consent.



APPENDICES



Click or tap here to enter text.

AtkinsRéalis - Baseline / Référence

JN522177 - Independent Environmental Audit
Report_Eurobodalla Regional Hospital - Rev 0

Appendix A. Audit Table



Audit Table

Requirement		Evidence	Auditor Conclusion	Compliance status
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Documents reviewed in undertaking this audit	As observed during the audit site inspection and confirmed through the audit interview and document review, reasonable and feasible measures have been implemented to prevent any material harm to the environment.	Compliant
A2	The development may only be carried out: - in compliance with the conditions of this consent; - in accordance with all written directions of the Planning Secretary; - generally in accordance with the EIS, Response to Submissions, Supplementary Response to Submissions and Amended Application; and - in accordance with the approved plans in the table below: [refer to conditions of consent for full details of the approved plans SSD-56989722-Instrument-of-Consent.pdf.aspx]	- Audit interview 7/11/25 - Site inspection 7/11/25 - Group DLA Crown Building Works Deliverables List, Rev B dated 20/1/25 - Compliance Matrix from RP Infrastructure, titled "ERH Soil Conservation REF Compliance Matrix – Eurobodalla Regional Hospital Princess Highway, Moruya" dated 15/08/25 - SSDA Matrix titled "SSDA Consent Condition Responsibility Matrix – Eurobodalla Regional Hospital Princess Highway" dated 15/08/25 - Mail correspondence from RP Infrastructure to Multiplex Construction, titled "SSDA & REF trackers" dated 20/08/25 - Certificate from Group DLA, titled "Eurobodalla Regional Hospital –	The audit found that the project is being delivered generally in accordance with the terms and conditions of this approval. A compliance tracking program has been established and is being implemented by MPX to document evidence of compliance with the conditions of approval with monthly meetings held between MPX and RP Infrastructure to track compliance with the conditions of consent, identify and resolve any compliance matters. The Certifier has implemented a process for checking compliance with the conditions of consent that is linked to each Construction Certificate.	Compliant



Click or tap here to enter text.

JN522177 - Independent Environmental Audit
Report_Eurobodalla Regional Hospital - Rev 0

25

AtkinsRéalis - Baseline / Référence

Requirement		Evidence	Auditor Conclusion	Compliance status
		Princess Highway, Moruya NSW 2537, BCA Design Compliance Statement (Crown Certificate) – CC3" dated 16/06/25 - Drawing register, titled "Design Documentation" dated 05/06/25 - Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information" (MPX response to RFI)		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: - 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; - any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and - the implementation of any actions or measures contained in any such document referred to in (a) above.	- Audit interview 7/11/25 - Documents reviewed as part of this audit. - Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX response to RFI)	No written directions have been received from the Planning Secretary during the audit period.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or plan listed in A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or plan listed in A2(d), the most recent approved document prevails to the extent of the inconsistency, ambiguity or conflict.	- Audit interview 7/11/25 - Modification of Development Consent (SSD-56989722) dated 14/5/24 - Development Consent (SSD-56989722) as modified dated 14/5/25 - Modification 1 of New Eurobodalla Regional Hospital, State Significant Development Modification Assessment Report (SSD-56989722-Mod 1), dated May 2025	No inconsistencies were identified by the audit. One Modification was approved during the audit period, relating to design amendments. Condition B3 of the consent has been deleted.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Documents reviewed as part of this audit. - Assessment report, titled "Modification 1 of Eurobodalla Regional Hospital – State Significant Development Modification Assessment Report (SSD-56989722-Mod-1) - Development design images "Development Consent, Section 4.38 Of the Environmental Planning and Assessment Act 1979" dated 24/05/24 - Letter from DPHI, titled "SSD-56989722 Eurobodalla Regional Hospital – Mod 1" dated 18/03/25 - Document titled "Modification of Development Consent, Section A 4.55(1A) of the Environmental Planning and Assessment Act 1979" dated, 14/05/25 - Approved Plans Architectural, titled "Eurobodalla Regional Hospital (ERH)" dated 24/11/23 - Approved Plans, landscape, titled "Eurobodalla Regional Hospital" dated 22/11/24 - Document, titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX response to RFI)		
LIMITS OF CONSENT				
A5	This consent lapses five years after the date of consent unless work is physically commenced	Audit interview 7/11/25	The works have commenced within five years of the date of consent.	Compliant
A6	This consent does not approve the helipad shown on the architectural drawings and landscape plans. Separate	- Audit interview 7/11/25 - Site inspection 7/11/25	At the time of the audit, works related to the helipad had not commenced. Helipad location had civil works approved. During the audit period an	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	approval(s) must be obtained from the relevant authority for the helipad (where required).	- Modification of Development Consent (SSD-56989722) dated 14/5/24 - Development Consent (SSD-56989722) as modified dated 14/5/25 - Modification 1 of New Eurobodalla Regional Hospital, State Significant Development Modification Assessment Report (SSD-56989722-Mod 1), dated May 2025 - Report, titled "Section 4.55(1A) Modification Report, SSD-56989722 – New Eurobodalla Regional Hospital" dated 30/10/25 - Letter from Architectus, titled "Eurobodalla Regional Hospital, State Significant Development (SSD-56989722) – Modification 2, letter of advice" dated 20/09/25 - Architectural drawings by Architectus, dated 03/10/25 - Landscape drawings by Architectus, (undated) - Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX response to RFI)	additional modification application has been issued to DPHI with supporting documentation. The proposal is to locate the helicopter landing site to be within the existing loop road in the middle of the site.	
PRESCRIBED CONDITIONS				
A7	The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Documents reviewed as part of this audit.	No non-compliances with relevant prescribed conditions identified by the audit.	Compliant



Requirement	Evidence	Auditor Conclusion	Compliance status
PLANNING SECRETARY AS MODERATOR			
A8	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.	• Audit interview 7/11/25 • Documents reviewed as part of this audit. • Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX response to RFI)	There have not been any disputes with a public authority during the audit period. Not triggered
EVIDENCE OF CONSULTATION			
A9	Where conditions of this consent require consultation with an identified party, the Applicant must: - consult with the relevant party prior to submitting the subject document for information or approval; and - provide details of the consultation undertaken including: - the outcome of that consultation, matters resolved and unresolved; and - details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	• Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33" dated 25/9/24 • Records of consultation with various organisations including: ◦ Aboriginal groups ◦ BCD ◦ NSW Government Architect ◦ Heritage NSW ◦ Impacted residents • Multiplex General Correspondence Record (MPX-CGC-000104) titled "Government Architect Requested Changes" dated 29/1/25 • Meeting minutes, titled "Meeting Minutes, Eurobodalla Regional Hospital, ERH Helipad – Location Evaluation" dated 03/04/25 • PowerPoint, titled "Eurobodalla Regional Hospital, Revised HLS Location – Updated Options" dated 04/25	The Auditor was provided with appropriate and sufficient records of consultation between HI and identified parties to demonstrate compliance with the requirements of this condition. During the audit period, a consultation meeting was held with Ambulance NSW, Southern NSW LHD, Ambulance NSW and local residents in relation to the MOD 2 helipad location. No disagreements with any external party were identified by the audit. Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Mail correspondence from RP Infrastructure to Multiplex Constructions Pty Ltd. Titled "HLS Minutes and Presentation" dated 09/04/25 - Document titled "Eurobodalla regional Hospital – independent Environmental Audit #3 – Request for information" ((MPX response to RFI)		
STAGING				
A10	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 for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).	- Eurobodalla Regional Hospital Staging Report Rev 2 - Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 - Group DLA Design Compliance Statement (Crown Certificate) – CC2 dated 30/1/25 - Mail correspondence from RP Infrastructure to Multiplex Constructions Pty Ltd, titled "CC3 document – Notice To Commence form – Updated Staging", dated 05/06/25 - Mail Correspondence from RP Infrastructure to Multiplex Constructions, titled "CC3 document – Notice to Commence form – Updated Staging" dated 17/06/25 - Mail correspondence from Multiplex Construction to Group DLA, titled "CC3 document – Notice to Commence form – Updated Staging" dated 12/06/25 - Report titled "Eurobodalla Regional Hospital Staging Report, Rev 3" dated 24/05/24	The project staging report has been prepared and issued to the Certifier as part of the CC1 package of information. The Certifier has approved the staging report through the issuance of the Construction Certificates CC1, CC2 and CC3	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Request for information, titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (undated) - Email from DPHI, titled "New Eurobodalla Regional Hospital – Post Approval Document Received, (SSD-56989722-PA-11)" dated 16/06/25 - Letter from DPHI, titled "SSD-56989722 – New Eurobodalla Regional Hospital" dated 16/06/25		
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A11	A Staging Report prepared in accordance with condition A10 must: - 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; - 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); - specify how compliance with conditions will be achieved across and between each of the stages of the project; - specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and - set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Eurobodalla Regional Hospital Staging Report Rev 2	The staging report is comprehensive and includes the information required by this condition. Section 2,1 provides details of Construction Staging and Section 2.1 provided details of Operational Staging.	Compliant



	Requirement	Evidence	Auditor Conclusion	Compliance status
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Eurobodalla Regional Hospital Staging Report Rev 2	As observed during the audit site inspection, the construction of the project is being undertaken in accordance with the staging report.	Compliant
A13	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 including independent auditing requirements.	Eurobodalla Regional Hospital Staging Report Rev 2	Staging report includes operation and construction stages. Appendix A of the Staging report notes the relevant timing of each condition. No change to staging report during the audit period	Compliant
A14	The Applicant may: - 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); - 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 - update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs	N/A	Noted	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	- Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX RFI Response) - Mail correspondence from Multiplex Construction to Group DLA, titled "SSD Condition A32 – Review of Plans" dated 26/05/25 - Mail Correspondence from Multiplex to DLA, titled "SSD Condition A32 – Review of Plans" dated 12/06/2025 - Report by Multiplex, titled "Workplace Relations Management Plan" dated 19/12/23 - Report by PWNA, titled "Eurobodalla Regional Hospital – Site Wide CNVMP" dated 01/07/24 - Report by Stantec, titled "Eurobodalla Regional Hospital, Construction Pedestrian And Traffic Management Plan" dated 07/11/24 - Report by Abel Ecology titled "Biodiversity Management Plan Eurobodalla Regional Hospital, Moruya NSW 2537, Lot 2 DP 1281576", dated 03/10/24 - Report by Biosis, titled "Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan" dated 13/09/24 - Report by DPHI, titled "New Roundabout and Associated works, Princess Highway, Moruya, Assessment of	Following Modification #1 a number of management plans were updated including (but not limited to) the Construction Pedestrian and Traffic Management Plan, Biodiversity Management Plan and the Workplace Relations Management Plan. The Certifier was advised of the review as required by Condition A32. None of the original plans required approval from DPHI, therefore re-submission is not required.	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
		Review of Environmental Factors – Prepared by Ethos Urban” dated 01/08/22 • Plan by Multiplex, titled “Design Management Plan, Eurobodalla Regional Hospital” Dated 16/12/24 • Plan by Multiplex, titled “Eurobodalla Regional Hospital, Construction Management Plan” dated 03/10/24 • Plan by Multiplex, titled “Waste Management Plan, Eurobodalla Regional Hospital” dated 13/02/25 • Plan by Multiplex, titled “NSW Quality Management Plan, Eurobodalla Regional Hospital” dated 09/10/24 • Plan by Multiplex, titled “Workforce Development Management Plan” dated 11/06/24 • Plan from Multiplex, titled “Workforce accommodation plan” dated 10/09/24		
A16	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.	• N/A	Noted	Compliant
A17	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.	• N/A	Noted	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
STRUCTURAL ADEQUACY				
A18	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.	- Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 - Letter from TTW to MPX titled "Early Works Design, Eurobodalla Regional Hospital" dated 16/12/24 - Letter from TTW to MPX titled "Eurobodalla Regional Hospital – Structural Design Certificate" dated 13/1/25 - TTW General Correspondence Reference TTW-GCOR-000746" dated 17/1/25 - TTW Structural Site Inspection Reports (various) - Group DLA Design Compliance Statement (Crown Certificate) – CC2 dated 30/1/25 - Certificate, titled "Compliance Certification (For Building Services &/Or Components)" dated 22/05/25 - Letter from Multiplex, titled "Eurobodalla Regional - Letter from Multiplex, titled "Eurobodalla Regional Hospital, Structural Design Certificate – CC3" dated 22/05/25 - Report from TTW, titled "Site Inspection report" dated 05/08/25 - Mail correspondence from TTW, titled "Site Inspection 160 – Level 2 Zone 4 Pour 3 – Top & PT", dated 05/08/25 - Report from TTW titled "Site Inspection Report" dated 19/08/25	The Group DLA Design Certificates (CC1, CC2 and CC3) confirms the proposed design shall accord to the Building Code of Australia 2019 Amendment 1 subject to: - Compliance with the conditions of approval nominated below - Reliance upon the listed documentation relied upon, listed drawings plans - Certification of the installation of the relevant portions on completion of the works TTW undertake site inspections to confirm the building structure meets the BCA requirements. Examples of site inspection reports were provided to the Auditor as evidence of their ongoing site involvement.	Compliant



Click or tap here to enter text.

Requirement	Evidence	Auditor Conclusion	Compliance status
	• Mail correspondence from TTW, titled "Site Inspection 170 – Ground Floor Zone 5 Pour 1 – Bottom" dated 19/08/25 • Report from TTW to Multiplex, titled "Site Inspection Report" dated 27/08/25 • Mail Correspondence from TTW, titled "Site Inspection 180 – Stair 2 SOG" dated 27/08/25 • Report from TTW, titled "Site Inspection Report", dated 09/09/25 • Mail correspondence from TTW, titled "Site Inspection 190 – Level 2 Zone 2 Pour 2 – Top & PT", dated 10/09/25 • Report from TTW, titled "Site inspection Report" dated 01/10/25 • Mail correspondence from TTW, titled "Site Inspection 210 – Level 2 Zone 5 Pour 1 – Top & PT", dated 01/10/25 • Report from TTW, titled "Site Inspection Report" dated 20/10/25 • Table, titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information" (undated) • Report titled "Eurobodalla Regional Hospital, ABS Façade, FP1.4 Performance-Based Design Solution" dated 25/03/25 • Mail correspondence from Multiplex, titled "CC3 Item 7.1 – Façade Weather Proofing Performance Solution Report" dated 09/04/25 • Report from TTW, titled "NCC 2019, BCA Volume 1, AMDT 1 – FP1.4 Performance – Based Design Brief, Eurobodalla Regional Hospital, Lot 2 DP1281576, Princes Highway, Moruya NSW 2537", dated 28/05/25		



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
EXTERNAL WALLS AND CLADDING				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	- Audit interview 7/11/25 - Site inspection 7/11/25 - Bushfire Consultants Design Statement, Abel Bushfire 13/6/25 - Report by JFS Engineers, titled "Eurobodalla Regional Hospital, ABS Facade FP1.4, Performance-Based Design Solution" dated 25/03/25 - Mail correspondence from Multiplex, titled "CC3 Item 7.1 – Façade Weather Proofing Performance Solution Report" dated, 09/04/25 - Report by TTW for Multiplex, titled "NCC 2019, BCA Volume 1, Amdt 1 – Fp1.4 Performance – Based Design Brief, Eurobodalla Regional Hospital Lot 2 DP1281576, Princes Highway, Moruya NSW 2537" dated 28/05/25 - Report by TTW, titled "NCC 2019, BCA Volume 1, Amendment 1 – FP1.4 Weatherproofing Performance Solution, Eurobodalla Regional Hospital Lot 2 DP1281576, Princes Highway, Moruya NSW 2537" dated 28/05/25 - Letter from Architectus, titled "New Eurobodalla Regional Hospital CC3_Non-combustible disclosure rev 4" dated 30/05/25 - Fire assessment report, titled "Fire assessment report, Assessment of CSR Bradford Glasswool insulation products to AS 1530.1: 1994 (R2016)" dated 31/06/24	Has been addressed in Construction Certificate (CC3). Substantial and detailed evidence was provided to the Auditor to demonstrate compliance.	Compliant



Click or tap here to enter text.

Requirement	Evidence	Auditor Conclusion	Compliance status
	• Fire assessment report, titled "Fire assessment report, Assessment of CSR Bradford Glasswool insulation products to AS 1530.1: 1994 (R2016)" dated 03/11/21 • Report by CSIRO, titled "Fire Resistance of various Austral Masonry walls in accordance with AS 1530.4-2014" dated 24/06/2021 • Test report from Warrington Fire, titled "Fire Resistance Test Report" dated 26/08/20 • Certificate from Ignis Labs, titled "Material Fire Test Certificate" dated 13/08/25 • Product data, titled "Flammability of Lysaght Steel Products" dated July 2024 • Certificate, titled "Certificate of test, Combustibility Test For Materials in Accordance with AS 1530.1-1994" dated 23/06/20 • Certificate, titled "Certificate of Test, Combustibility Test for Materials in Accordance with AS 1530.1-1994", dated 21/12/20 • Certificate, titled "Certificate of Test, AS/NZS 1530.3:1999 Simulations Determination of Ignitibility, Flame Propagation, Heat Release and Smoke Release" dated 13/02/24 • Certificate from ABS Facade, titled "Certificate of Compliance" dated 14/05/25 • Report by Infrastructure Technologies and CSIRO, titled "Fire resistance of Various Austral Masonry walls in accordance with AS 1530.4-2014" dated 24/06/21		



Click or tap here to enter text.

Requirement	Evidence	Auditor Conclusion	Compliance status
	- Report by AWTA Product Testing, titled "Replacement of Initial Report dated 27/01/2017" dated 08/04/2019 - Certificate, titled "Certificate of Test" Combustibility Test For Materials in Accordance with AS 1530-1 1994" dated 20/06/20 - Certificate, titled "Certificate of Test, Combustibility test for materials in accordance with AS 1530.1-1994" dated 21/12/20 - Certificate, titled "Certificate of test, AS/NZS 1530.3:1999 Simultaneous Determination of Ignitability, Flame Propagation, Heat Release and Smoke Release" dated 24/08/18 - Certificate, titled "Certificate of Test, AS/NZS 1530.3:1999 Simultaneous Determination of Ignitability, Flame Propagation, Heat Release and Smoke Release" dated 28/03/24 - Mail correspondence from Multiplex, titled "CC3 Item 7.3 – External Wall Test Reports" dated 04/03/25 - Table from Multiplex, titled "ERH Sample Review and Approval; Sample No. ERH-ABS-FAC-SAM-0033" dated 28/02/25 - Table from Multiplex for ABS Façade, titled "ERH Sample Review and Approval ERH-ABS-FAC-SAM-0034" dated 28/02/25 - Table from Multiplex for ABS Façade, titled "ERH Sample Review and Approval ERH-ABS-FAC-SAM-0035" dated 28/02/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 –		



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
		Request for Information (MPX response to RFI)		
DESIGN AND CONSTRUCTION for BUSHFIRE				
A20	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Bushfire Consultants Design Statement, Certificate No: 2816- CERT-010ISS-3, Abel Bushfire, dated 13/6/25 - Statement by Abel Bushfire, titled "Bushfire Consultants Design Statement" dated 30/05/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A20 (MPX response to RFI)	The bushfire consultant's design statement confirms compliance with this condition. Auditor Note: The compliant finding relates to the design phase with further assessment required following completion of construction.	Compliant
A21	The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to: a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant); b) Asset Protection Zones (APZs) and building construction (Table 6.8a); c) Safe operational access for emergency services personnel (Table 6.8b); and d) Water, electricity and gas (Table 6.8c).	- Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 - Bushfire Consultants Design Statement, Certificate No: 2816- CERT-010ISS-3, Abel Bushfire, dated 13/6/25 - Letter from Abel Bushfire to MPX titled "State Significant Development Application, Eurobodalla Regional Hospital, Breamar Drive, Moruya" dated 15/11/23 - Appendix H – Assessment of Bushfire Hazard, Abel Bushfire, dated 27/11/23	The bushfire consultant's design statement confirms compliance with this condition. Auditor Note: The compliant finding relates to the design phase with further assessment required following completion of construction.	Compliant
APPLICABILITY OF GUIDELINES				
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such	N/A	Noted	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.			
A23	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	N/A	Noted	Compliant
MONITORING AND ENVIRONMENTAL AUDITS				
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	N/A	Noted	Compliant
A25	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:	https://eurobodallahs.health.nsw.gov.au/	A project website has been established and includes a dedicated page for works documentation. Documents required by this condition are provided on the project website.	Compliant



Click or tap here to enter text.

	Requirement	Evidence	Auditor Conclusion	Compliance status
	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 xi. keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations or 12 months after compliance with all conditions (whichever is later).		A link has also been provided to the DPHI website which includes pre-approval documentation (Environmental Impact Assessment)	



	Requirement	Evidence	Auditor Conclusion	Compliance status
COMPLIANCE				
A26	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.	• Audit interview 7/11/25 • Site inspection 7/11/25 • Project site induction – ERH Rev 6 • Safe Work Method Statement (SWMS) – ERH Aboriginal Cultural Heritage Management Plan • Toolbox meeting signoff sheet, unexpected finds protocol dated 1/10/24 • Toolbox meeting signoff sheet, Cleanaway overload bin dated 6/3/25 • Atcall Toolbox Meeting record dated 22/5/25 • Multiplex Project induction handout, NSW WHS F 002 dated 29/4/25	All personnel who work on the site are required to attend a site induction covering WHS, Heritage and Environmental and SSD requirements. Other forms of training for site personnel include Environmental Work Method Statements and Toolbox talks. Appropriate records were provided to the Auditor to demonstrate implementation of these processes. Environmental topics covered by toolbox talks during the Audit period included unexpected finds, waste management and traffic.	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A27	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.	• Audit interview 7/11/25 • Site inspection 7/11/25 • Photographic records • Letter from DPE to Health Infrastructure, titled “New Eurobodalla Regional Hospital – Post Approval Document Received – (SSD-56989722-PA-12)” dated 04/07/25 • Letter from DPHI titled “Re: SSD-56989722 – New Eurobodalla Regional Hospital – Conditions A27 Reporting and Response”, dated 04/07/25 • Letter from EPA NSW, titled “REF-NO-40193 Report to NSW EPA 04/07/25” dated 04/07/25 • Mail correspondence from RP Infrastructure, titled “ERH: Significant	During the audit period, one incident was reported to the Department via the DPHI Portal on the 4/7/25. The incident report noted that from 1 July through to 3 July 2025, the ERH site experienced 165mm of rain across the project. Due to the volume of water, which is above the design criteria of 37mm over a 5-day period based on an 85th percentile storm event for the local region, the basins reached capacity with water leaving the dam through the designed basin spillways. NSW EPA were also notified on the same date. The incident report included the details required by this condition.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		Rainfall Event and Sediment Control" dated 08/07/25 - Report from EPA titled "REF-NO-40193 Report to NSW EPA 04/07/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A27" (MPX response to RFI)		
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	- Training register – Sediment basin discharge procedure dated 12/2/25 - Multiplex Environmental Recordable Event Report, dated 31/12/24 - Multiplex Correspondence reference number RPA-GCOR-004493 titled "ERH Potential Sediment Barrier Breach" dated 13/2/25 - Arcadis Correspondence reference number MPX-RFI-000844" dated 13/2/25 - Incident Report for Eurobodalla Regional Hospital, dated 10/2/25 - Letter from DPHI to Health Infrastructure titled "Eurobodalla Regional Hospital – Sediment Laden Runoff" dated 24/2/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A28" (MPX response to RFI)	As above	Compliant
NON-COMPLIANCE NOTIFICATION				
A29	The Planning Secretary must be notified through the major project's 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	- Audit interview 7/11/25 - Health Infrastructure, Independent Audit – Proponent review and response, SSD-	No non compliances were reported to the Planning Secretary during the audit period.	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	portal within seven days after they identify any non-compliance.	56989722 Eurobodalla Regional Hospital" dated 10/2/25 Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A29" (MPX response to RFI)		
A30	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.	- Audit interview 7/11/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A30" (MPX response to RFI)	As above	Not triggered
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Audit interview 7/11/25	Noted. Incidents have been reported during the audit period as noted above.	Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A32	Within three months of: - the submission of an incident report under condition A28; - the submission of an Independent Audit under condition C38 or C40; - the approval of any modification of the conditions of this consent; or - the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Certifier must be notified in writing that a review is being carried out.	- Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX RFI Response) - Mail correspondence from Multiplex Construction to Group DLA, titled "SSD Condition A32 – Review of Plans" dated 26/05/25 - Mail Correspondence from Multiplex to DLA, titled "SSD Condition A32 – Review of Plans" dated 12/06/2025 - Report by Multiplex, titled "Workplace Relations Management Plan" dated 19/12/23 - Report by PWNA, titled "Eurobodalla Regional Hospital – Site Wide CNVMP" dated 01/07/24	Following Modification #1 a number of management plans were updated including (but not limited to) the Construction Pedestrian and Traffic Management Plan, Biodiversity Management Plan and the Workplace Relations Management Plan. The Certifier was advised of the review as required by Condition A32. None of the original plans required approval from DPHI, therefore re-submission is not required.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Report by Stantec, titled “Eurobodalla Regional Hospital, Construction Pedestrian and Traffic Management Plan” dated 07/11/24 - Report by AbelEcology titled “Biodiversity Management Plan Eurobodalla Regional Hospital, Moruya NSW 2537, Lot 2 DP 1281576”, dated 03/10/24 - Report by Biosis, titled “Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan” dated 13/09/24 - Report by DPHI, titled “New Roundabout and Associated works, Princess Highway, Moruya, Assessment of Review of Environmental Factors – Prepared by Ethos Urban” dated 01/08/22 - Plan by Multiplex, titled “Design Management Plan, Eurobodalla Regional Hospital” Dated 16/12/24 - Plan by Multiplex, titled “Eurobodalla Regional Hospital, Construction Management Plan” dated 03/10/24 - Plan by Multiplex, titled “Waste Management Plan, Eurobodalla Regional Hospital” dated 13/02/25 - Plan by Multiplex, titled “NSW Quality Management Plan, Eurobodalla Regional Hospital” dated 09/10/24 - Plan by Multiplex, titled “Workforce Development Management Plan” dated 11/06/24		
A33	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	Document titled “Eurobodalla Regional Hospital – Independent Environmental	Following Modification #1 a number of management plans were updated including (but not limited to) the Construction Pedestrian and Traffic Management	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	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. 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.	Audit #3 – Request for information” (MPX RFI Response) • Mail correspondence from Multiplex Construction to Group DLA, titled “SSD Condition A32 – Review of Plans” dated 26/05/25 • Mail Correspondence from Multiplex to DLA, titled “SSD Condition A32 – Review of Plans” dated 12/06/2025 • Report by Multiplex, titled “Workplace Relations Management Plan” dated 19/12/23 • Report by PWNA, titled “Eurobodalla Regional Hospital – Site Wide CNVMP” dated 01/07/24 • Report by Stantec, titled “Eurobodalla Regional Hospital, Construction Pedestrian And Traffic Management Plan” dated 07/11/24 • Report by AbelEcology titled “Biodiversity Management Plan Eurobodalla Regional Hospital, Moruya NSW 2537, Lot 2 DP 1281576”, dated 03/10/24 • Report by Biosis, titled “Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan” dated 13/09/24 • Report by DPHI, titled “New Roundabout and Associated works, Princess Highway, Moruya, Assessment of Review of Environmental Factors – Prepared by Ethos Urban” dated 01/08/22 • Plan by Multiplex, titled “Design Management Plan, Eurobodalla Regional Hospital” Dated 16/12/24	Plan, Biodiversity Management Plan and the Workplace Relations Management Plan. The Certifier was advised of the review as required by Condition A32. None of the original plans required approval from DPHI; therefore re-submission is not required.	



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
		- Plan by Multiplex, titled "Eurobodalla Regional Hospital, Construction Management Plan" dated 03/10/24 - Plan by Multiplex, titled "Waste Management Plan, Eurobodalla Regional Hospital" dated 13/02/25 - Plan by Multiplex, titled "NSW Quality Management Plan, Eurobodalla Regional Hospital" dated 09/10/24 - Plan by Multiplex, titled "Workforce Development Management Plan" dated 11/06/24		
ABORIGINAL HERITAGE				
A34	All reasonable steps must be taken to avoid harm, impacts or modifications to Aboriginal objects except as authorised by this consent.	- Audit interview 7/11/25 - Eurobodalla Regional Hospital, Site Plan Rev 1 dated 19/8/24 - RPA-GCOR-004100_Re ERH- Artefact Reburial Saturday 7th - Works Notification – "Eurobodalla Regional Hospital Archaeological Salvage" dated 15/8/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information" (MPX response to RFI)	Salvage of heritage items was undertaken by Biosis prior to the commencement of ground disturbance. The salvaged heritage objects are currently stored at the Biosis office with plans in place to return to country at the completion of the project. No objects were discovered or damaged during the audit period. As observed during the Audit site inspection, protection measures are in place to prevent impacts to any heritage items or places. No unexpected heritage finds were recorded during the audit period.	Compliant
A35	The Registered Aboriginal Parties must be consulted about the Aboriginal cultural heritage management requirements of the development.	- Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33 dated 25/9/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A35" (undated)	Evidence of consultation included as part of the Aboriginal Cultural Heritage Management Plan. DPHI noted in their approval of the ACHMP that the plan had been prepared in consultation with the relevant Registered Aboriginal Parties. Table 4 of the ACHMP provides the details of the Registered Aboriginal Parties consulted with. No additional	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
			consultation undertaken with the RAPS during the audit period.	
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.	Letter from HI to DPHI titled "SSD-56989722 – New Eurobodalla Regional Hospital – Condition B2 – Notification of Commencement of Stage 1 Construction" dated 9/9/24	The Planning Secretary was formally notified of the construction commencement date (of Thursday 12 September 2024) on the 9th of September 2024. Auditor Note: The compliant finding relates to the construction phase with further notification required prior to the commencement of operation.	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.	- Letter from HI to DPHI titled "SSD-56989722 – New Eurobodalla Regional Hospital – Condition B2 – Notification of Commencement of Stage 1 Construction" dated 9/9/24 - Email from DPHI to Health Infrastructure titled "New Eurobodalla Regional Hospital – Post Approval Document Received (SSD-56989722-PA-6)" dated 15/1/25 - Eurobodalla Regional Hospital Staging Report, Rev 3 - Letter from Health Infrastructure to DPHI titled "SSD – 56989722- New Eurobodalla Regional Hospital", dated 16/1/25	The following notifications have been provided to the Planning Secretary in accordance with this condition: - Stage 1 (CC1) on 9/9/24 - Stage 2 (CC2) on 15/1/25 - Stage 3 (CC3) on 16/6/25	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Mail correspondence from RP Infrastructure to Multiplex Constructions Pty Ltd, titled "CC3 document – Notice To Commence form – Updated Staging", dated 05/06/25 - Mail Correspondence from RP Infrastructure to Multiplex Constructions, titled "CC3 document – Notice to Commence form – Updated Staging" dated 17/06/25 - Mail correspondence from Multiplex Construction to Group DLA, titled "CC3 document – Notice to Commence form – Updated Staging" dated 12/ 06/25 - Report titled "Eurobodalla Regional Hospital Staging Report, Rev 3" dated 24/05/24 - Request for information, titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (undated) - Email from DPHI, titled "New Eurobodalla Regional Hospital – Post Approval Document Received, (SSD-56989722-PA-11)" dated 16/06/25 - Letter from DPHI, titled "SSD-56989722 – New Eurobodalla Regional Hospital" dated 16/06/25		
DETAILED DESIGN				
B3	Condition B3 was deleted by Modification 3	• N/A	• N/A	N/A
CERTIFIED DRAWINGS				
B4	Prior to the commencement of construction of the relevant stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified	- Audit interview 7/11/25 - Structural engineer – contact details	Taylor Thompson Whitting (TTW) have been appointed as the Structural Engineer.	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	practising Structural Engineer that demonstrates compliance with this development consent.	- Aconex Correspondence reference MPX-CADV-000210 titled "Group DLA CC1 Crown Certificate Deliverable List – Item 8.1 Structural Drawings dated 11/8/24 - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 - Letter from TTW to Multiplex, titled "Eurobodalla Regional Hospital, Structural Design Certificate – CC3, Building Structure", dated 22/05/25 - Mail Correspondence from Group DLA, titled "Re: CC3 Item 8.2 – Structural Design Certification", dated 07/05/25 - Eurobodalla Regional Hospital Environmental Audit #3 – Request for Information, Condition B4, (undated) - Design Plans from TTW, dated 06/09/24	The Structural engineering drawings were provided to the certifier on 11/8/24 The Crown Certificate (CC1) issued by the certifier notes receipt of "Design Certificate and associated plans for structural works issued by Taylor Thompson Whitting, dated 6/9/24 Additional structural drawings prepared by TTW and provided to the Auditor as evidence were submitted to the Certifier as part of the CC3 submission.	
EXTERNAL WALLS AND CLADDING				
B5	Prior to the commencement of construction, 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. A copy of the documentation must be made publicly available on the Applicants website within 7 days after the certifier accepts it.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Letter from Architectus, Conrad Garrett to Group DLA titled New Eurobodalla Regional Hospital CC3_Non-Combustible disclosure rev1 dated 17/4/25 - Fire Assessment report, Assessment of CSR Bradford mineral fibre insulation products to AS 1530.1:1994, dated 3/11/21 - CSR Building products test report (test number 4506613430 dated 28/4/23 - External Wall System Disclosure Statement (Design), External Wall	Has been addressed in Construction Certificate (CC3). Substantial and detailed evidence was provided to the Auditor to demonstrate compliance.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		Components Type A&B Construction, dated 15/4/25 Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, condition B5 (undated)		
PRE-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE				
B6	Prior to the commencement of any construction, the Applicant must: - 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; - 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; - submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and - provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested.	- Aconex Correspondence MPX- CADV-000210 titled “Group DLA CC1 Crown Cert Deliverable List – Item 3.3.5 and 3.3.6 – Dilap (B6- B9) dated 4/9/24 - Aconex Correspondence MPX- CADV-000210 titled “Group DLA CC1 Crown Cert Deliverable List – Item 3.3.5 and 3.3.6 – Dilap (B6- B9) dated 5/9/24 - Essential Energy, Dial Before you Dig Report dated 5/6/24 - Steensen Varming Report- Section 3.0 Existing utility Services - Email from Telstra to Multiplex titled “SR373779-1 Lot 6 Princes Highway Moruya, 2537 dated 9/9/24 - Letter from HI to Eurobodalla Shire Council titled “New Eurobodalla Regional Hospital” August 2024 - Email from HI to Eurobodalla Shire Council titled “240903 Council Letter – Pre Construction Report” dated 3/9/24 - Aconex Correspondence MPX- CADV-000210 titled “ERH: Pre-Construction Road Survey” dated 29/8/24	Appropriate correspondence with utility providers including Eurobodalla Shire Council, TfNSW, Telstra and Essential Energy were provided to the auditor to demonstrate the required consultation has been undertaken. Pre-Construction Dilapidation reports were provided to Council on 3/9/24, TfNSW on 29/8/24 and to the Certifier on 4/9/24. The Planning Secretary has not requested a copy of the Pre-Construction Dilapidation Survey.	Compliant
PRE-CONSTRUCTION SURVEY – ADJOINING PROPERTIES				
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of	Letter from Multiplex to Neighbours titled “REF Dilapidation Survey” dated 12/6/24	Pre-construction surveys were offered to the owners of residential buildings on 12/6/24	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	residential buildings that are likely to be impacted by the development.			
B8	Where the offer for a pre-construction survey is accepted (as required by condition B7), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	- Dilapidation Survey Reports, Eurobodalla Regional Hospital, 33 Caswell St Moruya, 33 Maunsell St Moruya 34 Caswell St Moruya 36 Caswell St Moruya 36 Keightley St Moruya 36 Maunsell St Moruya - Façade Survey (various properties) - JTDS p/l CV 26/8/24	Pre-construction surveys have been undertaken of nearby residential buildings and facades. The experience of the company undertaking the works is suitable.	Compliant
B9	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must: - provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; - submit a copy of the Pre-Construction Survey Report to the Certifier; and - provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.	- Letter from HI to Neighbours titled "Eurobodalla Hospital – Preconstruction Dilapidation Surveys" dated August 2024 - Audit interview 7/11/25 - Site inspection 7/11/25	Letters and dilapidation surveys were provided to relevant residents prior to the commencement of construction. The Planning Secretary has not requested a copy of the pre-construction survey report.	Compliant
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Eurobodalla ESD SEARs Report Reference: ESD-REP-02 (FINAL Rev E), prepared by Arup and dated 9 February 2023) have been incorporated into the design of the development.	- Eurobodalla Regional Hospital, Proposed Environmentally Sustainable Design Alternative Pathway - Eurobodalla Regional Hospital ESD Sears Report, Final Rev E dated 9/2/23 - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24	Design certificates relating to key building elements (including facades) and written confirmation from the Building Commissioner demonstrate compliance with the requirements of this condition. Documents were submitted to the Certifier as part of the CC3 package.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		• Eurobodalla Regional Hospital Staging Report, Rev 2 • Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, condition B10 (undated) • Letter from JHA to MPX titled “National Construction Code (NCC) 2019 Volume One Amendment 1 Section J Part J1` Statement of Compliance” dated 8/4/25</li> <li>• Letter from JHA to MPX titled “ESD Services Certificate of Design - National Construction Code (NCC) 2019 Volume One Amendment 1 Section J Part J1` Statement of Compliance” dated 8/4/25 • ABS Façade Certificate of Compliance dated 7/5/25		
B11	The project is to achieve compliance with Section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 12 December 2022 (including Design Guidance Note No. 058, Rev. A) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.	• Audit interview 7/11/25 • Site inspection 7/11/25 • Eurobodalla Regional Hospital Staging Report, Rev 2 • Letter from JHA to Multiplex, titled “Re: National Construction Code (NCC) 2019 Volume One Amendment 1 Section J Part J1 Statement of Compliance – JV3 Performance Solution Report” dated 08/04/25 • Mail correspondence from Multiplex to DLA, titled “CC3 Item 15.1 – Section J Energy Efficiency Report” dated 18/02/25 • Letter from DCS titled “Re: Design and Building Practitioners Act 2020 – Application to certain building work by the Health Administration Corporation” dated 29/09/23	Design certificates relating to key building elements (including facades) and written confirmation from the Building Commissioner demonstrate compliance with the requirements of this condition. Documents were submitted to the Certifier as part of the CC3 package.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Letter from JHA, titled "Re: ESD Services Certificate of Design – National Construction Code (NCC) 2019 Volume One Amendment 1 Section J Part J1 Compliance" dated 09/04/25 - Mail Correspondence from Group DLA to Multiplex, titled "Re: CC3 Item 1.9 & 1.10 – BCA Design Statement" dated 03/06/25 - Letter from DCS, titled "Re: Design and Building Practitioner Act 2020 – application to certain building work by the Health and Administration Corporation", dated 29/09/23 - Mail correspondence from Group DLA, to Multiplex Construction, "Re: CC3 Item 1.9 & 1.10 – BCA Design Statement" dated 03/06/25 - Letter from DCS, titled "Re: Design and Building Practitioners Act 2020 – application to certain building work by the Health Administrative Corporation" dated 29/11/23 - Certificate of Compliance for ABS Façade, dated 24/05/24 - Certificate of compliance for ABS Façade, dated 07/05/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B11 (MPX response to RFI)		
OUTDOOR LIGHTING				
B12	Prior to commencement of lighting installation, evidence must be submitted to 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 –	Design Statement, Outdoor Lighting Services, Eurobodalla Regional Hospital, Star Group, dated 21/8/24Eurobodalla Regional Hospital,	Design Certificates, lighting strategy and illuminance diagrams were submitted to the Certifier as part of the CC1 package of documentation.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Electrical Services, Suite Plan- Lighting Strategy, Illumination Diagram, Conrad Gargett, r1 dated 21/8/24 - Design Statement – Outdoor Lighting Services, Eurobodalla Regional Hospital, JHA dated 26/8/24 - Aconex Correspondence reference MPX-CADV-000210, titled “Group DLA CC1 Crown Cert Deliverable List- Item 3.3.8 – B12 Outdoor Lighting” dated 22/8/24		
DEMOLITION				
B13	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	- Audit interview 7/11/25 - Site inspection 7/11/25	As observed during the audit site inspection and confirmed during the audit interview, there has been no demolition work undertaken at this stage of the project or required for the remainder of the project.	Not triggered
ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS				
B14	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). Notes: <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-</i>	- Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B14 (MPX response to RFI)	Section 1.8 of the CEMP identifies the relevant acts that apply to the project; however, it does not include reference to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	<i>approval</i> <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for management plans.</i>			
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
B15	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A25. 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) fencing to be installed to restrict access within 10m of any on-site riparian watercourse; and (vii) external lighting in compliance	- Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4 - Aconex correspondence reference MPX-CADV-000210 titled "Group DLACC1 Crown Cert Deliverables List – Item 3.3.9- B14-B15 CEMP" dated 11/9/24 - Works Documentation - Eurobodalla Hospital and Health Services Redevelopment - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24	The CEMP was provided to the Certifier on the 11/9/24 and is available on the project website. Following Modification #1 a number of management plans were updated including (but not limited to) the Construction Pedestrian and Traffic Management Plan, Biodiversity Management Plan and the Workplace Relations Management Plan. The Certifier was advised of the review as required by Condition A32. None of the original plans required approval from DPHI; therefore re-submission is not required.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (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) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (e) Construction Noise and Vibration Management Sub-Plan (see condition B17); (f) Construction Waste Management Sub-Plan (see condition B18); and (g) Biodiversity Management Sub-Plan (see condition B19).			
B16	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 TfNSW; c) detail measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	• Eurobodalla Regional Hospital, Construction Pedestrian and Traffic Management Plan, Stantec, Rev E, dated 22/8/24 • Email "TfNSW ERH Slip Lane Works Approved" • Email "To ESC ERH RD0079_24 Princes Hwy Moruya-ERH SSDA 1 of 4" • Email "To TfNSW ESC ERH – Acceleration Lane TMP" • Email to TfNSW ERH – Section 138 for Slip Lane" • Eurobodalla Regional Hospital – Independent Environmental Audit #3 –	The CTMP was prepared by Stantec, an experienced traffic engineering company and was prepared in consultation with both TfNSW and Eurobodalla Shire Council. Section 4 of the CTMP addresses the requirements of c) (i) to (v) The CTMP was reviewed during the Audit period following MOD 1.	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; d) heavy vehicle routes, access and parking arrangements; e) 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 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).	Request for Information, B16 (MPX response to RFI)		
B17	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) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition(d); (f) include a complaints management	• Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24 • Works Notification, New Eurobodalla Regional Hospital, dated 20/8/24 • Boulder removal, noise impact • Aconex Correspondence (GroupDLA-GCOR-000018) titled “Noise and Vibration – letter to neighbours” dated 20/11/24 • Aconex Correspondence MPX-CADV-000210 titled Group DLA Crown Certificate Deliverable List – Item 3.3.11 CNVOM • Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B17 (MPX response to RFI)	The construction noise and vibration management plan has been prepared by experienced Acoustic Consultants, Pulse White Noise. • Section 5 of the CNVMP provides details of measures to be implemented that address the requirements of items b) – d) • The Auditor was provided with examples of communications with project neighbours in relation to noisy works • Details of the complaints management system is provided in Section 5.5 of the CNVMP The CNVMP was submitted to the Certifier on the 21/8/24. The CNVMP was reviewed during the audit period following MOD 1.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	system that would be implemented for the duration of the construction; and (g) 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 B14.			
B18	The Construction Waste Management Sub-Plan (CWMS) 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 for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	- Waste Management Plan, Eurobodalla Regional Hospital, Revision 4 dated 4/9/24 - Aconex Correspondence reference MPX- CADV-000210 titled "Group DLA CC1 Crown Cert Deliverables List – Item B18 Construction Waste Management Plan" dated 19/11/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B18 (MPX response to RFI)	The Construction Waste Management Plan (CWMP) was prepared by Multiplex. The CWMP was provided to the certifier on the 19/11/24. The CWMP contents address the requirements of this condition as follows: - Recording of quantities (section 3.3) - Waste classifications (Section 2.5) - Recycling (Sections 3 and 5) - Validation and confirmation of contamination status (Section 4.2) The CWMP was reviewed during the audit period following MOD 1.	Compliant
B19	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person/s; (b) identify areas of land where impacts on biodiversity are to be avoided as outlined in 'Biodiversity Development	- Biodiversity Management Plan, Eurobodalla Regional Hospital, Moruya NSW, 2537, Lot 2 DP 128576, Proposed Regional Hospital, rev 2 dated 3/10/24 - Tree Removal Plan, Drawing Number ERH-BB-LA-DWG-006A Rev 07 dated 11/10/24 - Hollow relocation plan and register dated	The Biodiversity Management Plan (BMP) was prepared by Abel Ecology, an experienced ecologist with qualifications and experience of the report authors provided in Appendix 3. Figure 7 identifies the areas to be avoided. Appendix 1 provides details of the vegetation management plan. Implementation of the biodiversity management plan was observed during the Audit included nest boxes	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	<i>Assessment Report</i> (Final Report Issue 8), prepared by Abel Ecology and dated 8 January 2024, and set out how these areas will be protected from construction impacts; and (c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures; and (d) incorporate a Vegetation Management Plan, which must be prepared in consultation with BCD, and include documentary evidence on how feedback has been considered and whether any changes have been made in response to this feedback. The plan must: (i) detail measures to be used for the relocation, installation and management of tree hollows; and (ii) inform management of retained site vegetation, Bush Fire Asset Protection Zone maintenance, and regeneration of the 'Spring Forest' in the southeast corner of the site.	Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B19 ((MPX response to RFI)	installed, a tree removal plan and hollow relocation plan that notes the installation of 24 tree hollows. The BMP was reviewed during the Audit period following MOD 1.	



Requirement		Evidence	Auditor Conclusion	Compliance status
B20	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Driver code of conduct	The driver code of conduct is included as part of the CTMP and contains relevant information. As recommended by the previous audit, the driver code of conduct has been updated to document the correct turning location in Noads Road (in response to a complaint received during the first audit period).	Compliant
CONSTRUCTION PARKING				
B21	Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	- Audit interview 7/11/25 - Site inspection 7/11/25	As observed during the audit site inspection, substantial carparking areas have been provided to accommodate workers' and visitors' vehicles as well as any heavy vehicles. There were no vehicles observed to be parked off site.	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; and (b) divert existing clean surface water around operational areas of the site.	- Audit Interview 7/11/25 - Site inspection 7/11/25	As observed during IA # 1 site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained. Erosion and Sediment controls observed during this Audit (IA #3) were compliant with Blue Book requirements and were appropriately maintained.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
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 (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Soil Erosion and Sediment Control Overall Plan, TTW dated 18/3/24 - Sediment and Erosion Control Audit, TTW dated 18/3/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B23 (MPX response to RFI)	As observed during IA # 1 site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained. Erosion and Sediment controls observed during this Audit (IA #3) were compliant with Blue Book requirements and were appropriately maintained.	Compliant
B24	Prior to the commencement of construction, the Applicant describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Aconex Correspondence Reference MPX- CADV-000210 titled "Group DLA CC1 Crown Cert Deliverable List – Item 2.2.15- B22-B24 Soil and Water, dated 28/8/24 - Peak flow calculations, 2 (table)	The relevant information was provided to the project certifier with the CC1 submission.	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 project noise trigger levels as recommended in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024, must be undertaken by a	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Memorandum from PWNA to Multiplex titled "230406 – Eurobodalla Hospital – Condition B25 – Operational Noise-Acoustic Certification CC3" dated 12/3/25 - PWNA document transmittal record dated 12/3/25	The PWNA memo notes that "based on the reviews undertaken to date, we believe all required acoustic treatments will be reviewed, accepted and documented by the mechanical contractor in their IFC documentation. Once the review is completed, PWNA will include all relevant acoustic mitigation measures in our IFC Design specification, therefore on proviso the recommended treatments outlined in the PWNA acoustic design reviews are installed, compliance with condition B25 would be achieved".	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	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 project noise trigger levels identified in the <i>'Noise and Vibration Impact Assessment'</i> (Issue 8), prepared by Arup and dated 16 April 2024.	- Letter from PWNA titled "230406 – Eurobodalla Hospital – Condition B25 – Operational Noise – Acoustic Certification CC3 – R0" dated 12/03/25 - Mail correspondence from Group DLA, titled "Re: CC3 – 3.3.16 Operational Noise: Design of Mechanical Plant and Equipment" dated 03/04/25 - Mail correspondence from PWNA, titled "Re:CC3-3.3.16 Operational Noise: Design of Mechanical Plant and Equipment" dated, 20/03/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B25 (undated)	The PWNA memo was provided to the certifier on 13/3/25.	
BIODIVERSITY				
B26	Prior to the commencement of the removal of PCT 834 Forest Red Gum – Rough-barked Apple – White Stringybark grassy woodlands in dry valleys, southern South East Corner Bioregion, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of 'Biodiversity Development Assessment Report' (Final Report 8), prepared by Abel Ecology and dated 8 January 2024, must be retired.	Remittance Advice Summary reference 7774262 dated 19/8/24	A sum of \$885,527.72 was paid to the Biodiversity Conservation Trust of NSW on the 19/8/24. This payment has been made in accordance with Condition B27.	Compliant
B27	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 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.	Remittance Advice Summary reference 7774262 dated 19/8/24	A sum of \$885,527.72 was paid to the Biodiversity Conservation Trust of NSW on the 19/8/24. This payment satisfies the requirements of Condition B26.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
B28	Evidence of the retirement of credits in satisfaction of condition B26 or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to commencement of the removal of PCT 834 Forest Red Gum – Rough-barked Apple – White Stringybark grassy woodlands in dry valleys, southern South East Corner Bioregion.	Email from DPHI Major Projects website to HI titled “New Eurobodalla Regional Hospital – B28 Biodiversity (Evidence of BCF Payment) dated 11/11/24	DPHI acknowledged receipt of the B28 Biodiversity (Evidence of BCF payment) on 11/11/24.	Compliant
OPERATIONAL WASTE STORAGE AND PROCESSING				
B29	Prior to the commencement of construction of waste storage and processing areas, 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.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Letter from Architectus, Conrad Garret to Group DLA titled “New Eurobodalla Regional Hospital CC3_ Storage and Operational Waste_rev” dated 12/5/25 - Multiplex General Correspondence reference MPX-RFI-001055 titled “CC3 item 3.3.17- SSD Conditions, B29- Operational Waste Storage and Processing” dated 3/11/25 - Letter from Architectus, titled “Re: New Eurobodalla Regional Hospital CC3_ Storage and Operational Waste _rev1” dated 12/05/25 - Mail correspondence from GroupDLA, titled “Re: CC3 Item 3.3.17 – SSD Conditions, B29 – Operational Waste Storage and Processing” dated 11/03/25 - Mail Correspondence from Multiplex, titled “Fwd: CC3 Item 3.3.17 – SSD Conditions, B29 – Operational Waste Storage and Processing”, dated 07/03/25	The letter from Architectus, Conrad Garret confirms that the submitted architectural Drawings are consistent with the approved development consent with amendments made and accepted as part of the Government Architect conditions of consent. The submitted drawings incorporate the relevant requirements of condition B29 with regards to operational hospital storage and processing.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information B29, (undated)		
BUSHFIRE				
B30	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of <i>Planning for Bush Fire Protection 2019</i> .	- Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24	This information was provided to the certifier with the CC1 package.	Compliant
OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
B31	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of <i>Planning for Bush Fire Protection 2019</i> .	- Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 - Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24	This information was provided to the certifier with the CC1 package.	Compliant
B32	Prior to the commencement of any public external footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Footpath Extension Plan. TTW dated 14/11/23 - Email from Multiplex to Eurobodalla Shire Council titled "Caswell St footpath upgrade (email 2 of 2) dated 2/6/25 - Email from Eurobodalla Shire Council to Multiplex to titled "Caswell St footpath upgrade (email 2 of 2) dated 2/6/25 - Footpath extension plan by TTW, dated 14/11/23 - Email from Multiplex, titled "Caswell St Footpath upgrade" dated 12/06/25	Civil drawings were submitted to ESC on 2/6/25 with acknowledgement received the same day. At the time of the audit, a formal response from Council had not been provided, and the footpath and external works have not commenced.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
		- Email from Multiplex, titled "Caswell St footpath upgrade (email 1 of 2)" dated 02/06/25 - Email from Multiplex, titled "Caswell St footpath upgrade (email 2 of 2)" dated 02/06/25 - Footpath extension plan, by TTW, dated 01/06/25 - Email from Eurobodalla Shire Council, titled "Re: Caswell St footpath upgrade (email 2 of 2)" dated 02/06/25 - Footpath Extension Plan by TTW, dated 01/05/25 - Email to Multiplex, titled "OUT – Caswell St Footpath Upgrade – ESC advice" dated 19/06/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 - Request for Information, B32 (MPX response to RFI)		
ABORIGINAL CULTURAL HERITAGE MANAGEMENT PLAN				
B33	Prior to carrying out any ground disturbance works that may result in harm to Aboriginal objects, an Aboriginal Cultural Heritage Management Plan must be submitted to and approval obtained from the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the Registered Aboriginal Parties and Heritage NSW; (c) include a description of the measures that would be implemented for:	- Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33" dated 25/9/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B33 ((MPX response to RFI)	DPHI Approved the Aboriginal Cultural Heritage Management Plan on the 25/9/24 noting that the plan: - Contains the information required by condition B33 - Has been prepared in consultation with Heritage NSW and registered aboriginal parties - Has been submitted prior to carrying out any ground disturbance works that may result in harm to Aboriginal objects. There were no changes to the ACHMP during the audit period.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	(i) undertaking ongoing consultation with the Registered Aboriginal Parties during the implementation and any subsequent review of the plan; (ii) providing a revised assessment of significance of the project area based on the outcomes of works undertaken under AHIP #5060; (iii) ensuring that all relevant conditions under AHIP #5060 have been satisfied; (iv) the completion of cultural monitoring during ground disturbing works; (v) ensuring the protection and ongoing management of sites AHIMS #58-4-1466, #58-5-1467 and #58-4-1468; (vi) short and long term management of Aboriginal objects salvaged during the project and in accordance with AHIP #5060; and (vii) the management of any unexpected Aboriginal objects (including human skeletal remains), with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW and to include the requirements to register any newly identified Aboriginal objects or sites in the Aboriginal			



Requirement		Evidence	Auditor Conclusion	Compliance status
	Heritage Information System (AHIMS) database; (d) include provision for workers on site to received suitable heritage inductions prior to carrying out any development on site, with records to be kept of these inductions; and (e) include procedures and requirements for ongoing review and revision of the plan, as required.			
WORKFORCE ACCOMMODATION STRATEGY				
B34	Prior to the commencement of construction, the Applicant must submit to the Certifier a detailed final Workforce Accommodation Strategy. The strategy must incorporate, but is not limited to, the measures outlined in '<i>Workforce Accommodation Strategy Plan, Eurobodalla Regional Hospital HI22045MW Main Works</i>', prepared by Multiplex	- Workforce Accommodation Plan, Eurobodalla Regional Hospital, Rev 3 dated 10/9/24 - Aconex transmittal MPX-CADV-000210 titled "Group DLA CC1 Crown Cert Deliverable List – Item 3.3.22 – Workforce Accommodation Plan (B34)" dated 11/9/24	Section 1.2 of the WFSAP notes the document has incorporated and developed measures outlined in "Workforce Accommodation Strategy Plan, Eurobodalla Regional Hospital HI22045MW Main Works" which was issued as part of the planning submission. The WASF was submitted to the Certifier on 6/9/24	Compliant
TREE PROTECTION				
B35	Prior to the commencement of construction, a qualified arborist (AQF 5) must be engaged to ensure and certify that tree protection fencing and all other protection measures are satisfactorily implemented, as recommended in 'Arboricultural Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Record of Results AHC50516 – Diploma of Arboriculture - Certificate AHC50516, Diploma - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B35 (MPX response to RFI) - Eurobodalla Regional Hospital – Site Inspection of Tree Protection Measures,	A local arborist has been appointed to undertake monthly inspections. A copy of the inspection report for 20/8/25 was provided to the Auditor as evidence. Appropriate tree protection fencing with advisory signage was observed during the audit site inspection	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		Eurobodalla Tree Services dated 20/8/25	There were no instances of inappropriate storage within the tree protection zone observed during the site inspection.	
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 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.	• Audit interview 7/11/25 • Site inspection 7/11/25	As observed during the audit site inspection, compliant signage has been installed at the site entrance.	Compliant
OPERATION OF PLANT AND EQUIPMENT				



Requirement		Evidence	Auditor Conclusion	Compliance status
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.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Plant register - Simpel - Contractor Service Records: - Atcall - Coates Hire - Contec - United rentals/orange hire - Star electric generator - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C2 ((MPX response to RFI)) - EWP (Scissor Lift, Boom Lift, Man Lift, Cherry Picker and Forklift) Maintenance Inspection Report, by Want Access, dated 09/07/25 - Con-tec Presite Inspection – Forklift, by Contec, dated 22/07/25 - EWP (Scissor Lift, Boom Lift, Man Lift, Cherry Picker and Forklift) Maintenance Inspection Report, by Want Access, dated 05/06/25 - Excel Spreadsheet, titled Project Inducted Plant (undated)	A register of plant and equipment inductions is maintained to document equipment onboarding. Each machine has a QR code to track its servicing and maintenance activities. Example of machine maintenance logbooks was observed by the Auditor during the site inspection. Contractor records of equipment maintenance were provided to the Auditor.	Compliant
DEMOLITION				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	- Audit interview 7/11/25 - Site inspection 7/11/25	As observed during the audit site inspection and confirmed during the audit interview, there has been no demolition work undertaken at this stage of the Project.	Not triggered
CONSTRUCTION HOURS				



Requirement		Evidence	Auditor Conclusion	Compliance status
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.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Site induction - Complaints register	The working hours are stipulated in the site induction and in the CEMP. There have been no out of hours works or complaints related to out of hours works reported during the audit period.	Compliant
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	- Audit interview 7/11/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C5 (undated) - Site Hive Noise Report, titled “Noise Eurobodalla Regional Hospital Multiplex” dated 01/08/25-31/10/25	MPX noted there have been no out of hours activities undertaken in accordance with this condition.	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 affected residents at least seven days prior to the works; or	- Audit interview 7/11/25 - Photographic evidence provided to the Auditor - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C6 (undated)	There were no construction activities undertaken outside these hours during the audit period in accordance with this condition.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
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.	- Audit interview 7/11/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C ((MPX response to RFI)	As above	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.	- Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C8 (MPX response to RFI)	There was no rock hammering, sheet piling, pile driving or similar activities undertaken during the audit period.	Compliant
IMPLEMENTATION OF MANAGEMENT PLANS				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	- Audit interview 7/11/25 - Site inspection 7/11/25 - Documents reviewed as part of this audit and documented in this report	There have been instances where Mollee Road has been utilised for turning vehicles. The Auditor reviewed the Traffic Management Plan and notes the approved turning area is at Noads Road, further to the South of Mollee Road; therefore the use of Mollee Road for turning vehicles is in breach of the CTMP	Non Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
			Measures implemented in response to this issue included This included supervision of Mollee Road and advisory signage approximately 100m to the South of the exit point on the Princes Highway. Recommendation Place additional and highly legible signage at the site exit point reminding drivers when they leave the site of the correct turning location at Noads Road (prior to exiting the site) It is also recommended that any further non-compliances with the approved turning route via Noads Road are reported to DPHI in accordance with Conditions A 29 and A30	
CONSTRUCTION TRAFFIC				
C10	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping	- Audit interview 7/11/25 - Site inspection 7/11/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C10 (MPX response to RFI)	As observed during the audit site inspection, all construction vehicles were contained wholly within the construction site. Site fencing has been installed so access to the site on only from the Princes Hwy. Sufficient parking on site enables all vehicles to park on site.	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;	- Audit interview 7/11/25 - Site inspection 7/11/25	As observed during the audit site inspection, there was no third-party advertising or graffiti observed on the site fencing.	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	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.			
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	- Audit interview 7/11/25 - Site inspection 7/11/25	There were no obstructions of public way observed during the audit site inspection.	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 identified 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Eurobodalla Regional Hospital, Site Wide CNVMP, PWNA dated 1/7/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C13 (MPX response to RFI) - SiteHive Noise report, titled “Noise Eurobodalla Regional Hospital Multiplex” dated 01/08/ 25 – 31/10/25	Section 5.2 of the CNVMP documents the measures to be implemented to minimise noise impacts. Construction activities are restricted to normal working hours with no OOH working activities undertaken to date on site. All equipment is appropriately maintained. Noise levels observed during the site inspection were typical for a construction project of this scale with no extraneous noise observed. A weighted equivalent (Laeq) daytime noise levels typically range between 55dBA and 58dBA. Two noise monitoring stations have been implemented at the site. Monitoring results were provided to the Auditor for the period 01/8/25-31/10/25	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, C5, and C6.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Complaints register	As observed during the audit site inspection a traffic controller is employed to supervise vehicle entry. MPX noted that the entrance gate is locked at the end of each working day so vehicles cannot enter outside the hours.	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.	- Audit interview 7/11/25 - Site inspection 7/11/25	Non tonal 'quackers' were in use as observed during 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 <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	- Site hive vibration monitoring results (14 April 2025 – 20 18 April 2025) - Audit interview 7/11/25 - Site inspection 7/11/25 - Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C16 (undated) - SiteHive Dust Report, titled "Dust, Eurobodalla Regional Hospital Multiplex" dated 01/08/25-31/10/25 - SiteHive Vibration Report, titled "Vibration, Eurobodalla Regional Hospital Multiplex" dated 01/08/25-31/10/25	Section 3.3 of the CNVMP provides details of the construction vibration limits for structural damage and human comfort. The Auditor was provided with a sample of vibration monitoring results between 01/08/25 and 31/10/25 The measured vibration is less than the intermittent vibration impacts criteria outlined in Table 5 of the CNVMP and less than the Structural damage criteria outlined in Table 7 of the CNVMP.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16	- Site hive vibration monitoring results (13 November – 20 November 2024) - Audit interview 7/11/25 - Site inspection 7/11/25 - Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C17 (MPX response to RFI)	It was noted that vibratory compactors have not been used within 30m of a residential building during the audit period. In any case, and as noted above, vibration monitoring has confirmed compliance with condition C16. At the time of the IA#3 site inspection, construction of the footpath had not commenced; however clearing and grubbing works were substantially complete. Recommendation As noted in Condition B32, an extension to the footpath in Caswell St is planned. Should vibration compactors be used, it is recommended that targeted vibration testing us undertaken during these works to confirm the project vibration limits are met and to recommend any additional mitigation measures to ensure the targets are met.	Compliant
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	- Audit interview 7/11/25 - Site inspection 7/11/25 - Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24	Noted. Vibration limits are described in Section 3.3 of the CNVMP.	Compliant
TREE PROTECTION				
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this	- Audit interview 7/11/25 - Site inspection 7/11/25 - ERH Civil Scope – Early Works – Atcall Ecologist	As observed during the site inspection: There have been no street trees impacted trimmed or removed to date. Accordingly,	Compliant



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Arboricultural Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	• Tree Removal Plan, SSDA and SCIL REF, Drawing Number ERH-BB-LA-DWG-007 Revision 2 dated 11/10/24 • Southern Cross Environmental – Pre Clearance-Check dated 3/10/24 • Southern Cross Environmental – Pre Clearance-Check dated 14/6/24 • Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C19 (MPX response to RFI)	tree protection measures have not been installed • Adequate tree protection has been provided to trees retained on site. The tree protection was outside the dripline of the trees with appropriate signage. There were no materials stored within the tree protection zone • There have been no instances to date where access to areas within the TPZ has been required to date • Both a suitably qualified arborist and an ecologist have been appointed to oversee activities with the potential to impact trees. • Pre-clearance checks have been undertaken by the ecologist • Mulch imported to the site has been imported for TPZ areas.	



Requirement		Evidence	Auditor Conclusion	Compliance status
	(e) a qualified arborist, as required by condition B35 of this consent, must be retained to provide advice as applicable as per the recommendations of 'Arboricultural Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023 The Applicant must engage a qualified ecologist to inspect hollow-bearing trees and potential habitat trees before they are removed and provide further advice where applicable as per the recommendations of 'Arboricultural Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.			
C20	Tree protection fences must not be removed until construction is completed and removal agreed by the project arborist.	- Audit Interview 7/11/25 - Site inspection 7/11/25	Construction works are yet to be completed. Tree protection fences were in place as observed during the site inspection.	Not triggered
AIR QUALITY				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - SiteHive Dust monitoring results_Caswell St (Jan-June) - SiteHive Dust monitoring results_Caswell St (Gate 2) (Jan- June) - SiteHive Dust monitoring results_Caswell St (14.0402025-18.04.2025) - SiteHive Dust monitoring results_Caswell St (Gate 2) (10.02.25-14.02.25) - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C21 (MPX response to RFI)	As observed during the site inspection, all reasonable and feasible measures have been implemented to control dust including: - Stabilised site access - Progressive rehabilitation of exposed surfaces - Dust cart - Erosion and sediment controls - Covering of loads as they exit the site Realtime dust monitors have been installed around the site with sample monitoring results provided to the Auditor for the period 01/08/25 to 31/10/25. Average results for PM10 and PM2.5 were with the nominated criteria. No dust was observed to be	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		Site photographs provided by MPX	generated during the site inspection and no dust related complaints received during the Audit period. Recommendation As observed during the site inspection a large stockpile has been established at the centre of the site, adjacent to the new carpark with the potential to generate dust and create offsite impacts if left unmanaged. It is recommended that a high focus is placed on the stockpile with pre-start watering in hot and dry conditions to ensure dust impacts are mitigated. This should be a focus of daily works planning, particularly over the coming months.	
C22	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.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Site photographs provided by MPX	As observed during the site inspection, all reasonable and feasible measures have been implemented to control dust including: - Stabilised site access - Progressive rehabilitation of exposed surfaces - Dust cart - Erosion and sediment controls - Polymer dust suppressant - Covering of loads as they exit the site Photographic evidence was provided to the Auditor showing the use of water carts and maintenance of site access rumble grid to ensure its effectiveness. Realtime dust monitors have been installed around the site with sample monitoring results provided to the Auditor for the period 01/08/25 to 31/10/25.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
			Average results for PM10 and PM2.5 were with the nominated criteria. No dust was observed to be generated during the site inspection and no dust related complaints received during the Audit period. There was no tracking of dirt observed on the Princes Highway. The permanent internal access road and driveway has been installed which has resulted in a significant reduction in mud tracking risks.	
SOIL AND WATER				
C23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	- Audit Interview 7/11/25 - Site inspection 7/11/25	As observed during the site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained. At the time of the inspection, construction sediment basins were being converted into operational sediment basins.	Compliant
IMPORTED FILL				
C24	The Applicant must: - 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; - keep accurate records of the volume and type of fill to be used; and - make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Certification, Virgin excavated natural material, EPA dated 31/1/25 - Soil Characterisation report from Atlas Geotechnical Services, dated 15/06/25 - Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C24 ((MPX response to RFI) - Certificate from EPA, titled "Certification: Virgin Excavated Natural Material" dated 31/01/25	No imported fill is required for the Project. All earthworks are contained within the site. Quarry products are imported for construction aggregates. Soil testing of in-situ material was undertaken during the audit period with a copy of the analysis and report provided to the Auditor. The report concluded that "based on the laboratory analytical data and site observations during the site visit, it is concluded that the soil materials within the subject site area are suitable for onsite re-use".	Compliant
DISPOSAL OF SEEPAGE AND STORMWATER				



Requirement		Evidence	Auditor Conclusion	Compliance status
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	- Audit Interview 7/11/25 - Site inspection 7/11/25	Not triggered - there have not been any discharges to council stormwater system.	Not triggered
EMERGENCY MANAGEMENT				
C26	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.	- Emergency Management Plan, Eurobodalla Regional Hospital, Rev 1 dated 12/6/24 - Project Site Induction Rev 6 - Hospital – Independent Environmental Audit #3 – Request for Information, C26 (MPX response to RFI) - PowerPoint from Multiplex, titled "Eurobodalla Regional Hospital Induction" dated 05/2024 - Email from Multiplex, titled "Re: Eurobodalla Regional Hospital Visit" dated 25/11/25 - Email from Multiplex, titled "Re: Eurobodalla Regional Hospital Visit" dated 30/10/25	The Project has prepared an Emergency Management Plan covering a range of emergencies including Bushfire. Bushfire during the summer months is a critical risk (particularly in El Niño conditions) and it is important to ensure all resources, systems and communications protocols are available and fully functional so that any fire can be extinguished rapidly and safely As recommended by the previous audit, an annual pre-bushfire season readiness review was being undertaken. The Rural Fire Service were contacted and a site visit arranged during November.	Compliant
STORMWATER MANAGEMENT SYSTEM				
C27	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design detailed at Appendix M of the Response to Submissions report;	- Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 - Letter from TTW to Multiplex Constructions titled "Early Works Design, Eurobodalla Regional Hospital, Civil Design Certificate – CC1 Works" dated 27/8/24 - Group DLA_CC1 Deliverables List - Stormwater Design Drawings (various)	The Civil Design Certificate, issued by TTW, certifies that the civil design of the Early Works Component of the Eurobodalla Regional Hospital as shown on the list of drawings attached in accordance with the requirements of the Building Code of Australia (2019) Amendment 1, Part 3.1.3 Drainage and the listed Australian Standards, as well as SSD 56989722 Condition C27. The relevant design drawings were provided to the project certifier as part of the CC1 package of documents.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
	(c) be in accordance with applicable Australian Standards; and ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines			
ABORIGINAL CULTURAL HERITAGE				
C28	Construction must be undertaken in accordance with the recommendations of 'Aboriginal Cultural Heritage Assessment Report' (Revision D), prepared by Comber Consultants and dated 20 December 2023	- Aboriginal Cultural Heritage Assessment Report' (Revision D), prepared by Comber Consultants and dated 20 December 2023 - Audit interview 7/11/25 - Site Inspection 19/11/24 - Eurobodalla Regional Hospital, Site Plan Rev 1 dated 19/8/24 - RPA-GCOR-004100_Re ERH- Artefact Reburial Saturday 7th - Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan" Biosis, 13/9/24 - Works Notification – "Eurobodalla Regional Hospital Archaeological Salvage" dated 15/8/24 - Hospital – Independent Environmental Audit #3 – Request for Information, C26 (MPX response to RFI) - PowerPoint presentation by Multiplex titled "Identifying Aboriginal Artifacts and site types" (undated)	Salvage of heritage items was undertaken by Biosis prior to the commencement of ground disturbance. A works notification was issued to community members on the 15/8/24 noting the work to be undertaken on Wednesday 21 August 2024, weather permitting. The salvaged heritage objects are currently stored at the Biosis office with plans in place to return to country at the completion of the Project. Project induction covers aboriginal heritage including the unexpected finds protocol.	Compliant
UNEXPECTED FINDS PROTOCOL – ABORIGINAL HERITAGE				
C29	In the event that surface disturbance identifies an unexpected Aboriginal object as defined within the AHIP #5060 as items which must not be harmed and as defined	- Audit Interview 7/11/25 - Site inspection 7/11/25	There have not been any unexpected finds during the audit period.	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	within 'Eurobodalla Regional Hospital: Unexpected Finds Protocol', prepared by Biosis and dated 21 December 2023: (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.	PowerPoint presentation by Multiplex titled "Identifying Aboriginal Artifacts and site types" (undated)		
UNEXPECTED FINDS PROTOCOL – HISTORIC HERITAGE				
C30	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;	- Audit Interview 7/11/25 - Site inspection 7/11/25	There have not been any unexpected finds during the audit period.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	(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.			
WASTE STORAGE AND PROCESSING				
C31	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.	• Audit Interview 7/11/25 • Site inspection 7/11/25 • Hospital – Independent Environmental Audit #3 – Request for Information, C31 (MPX response to RFI) • Multiplex Customer Report, dated June 2025 • Multiplex Monthly Customer Report, dated September 2025	Secure waste storage facilities were provided on site. There was no waste stored outside the waste containers or on adjacent properties. The standard of housekeeping was high.	Compliant
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	• Audit Interview 7/11/25 • Site inspection 7/11/25 • Multiplex Customer Report, dated June 2025 • Multiplex Monthly Customer Report, dated September 2025	Cleanaway are the waste contractor and provide a report with a detailed breakdown of all wastes produced on site.	Compliant
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	• Audit Interview 7/11/25 • Site inspection 7/11/25 • Photographic evidence	As noted in IA#2, photographic evidence was provided to the Auditor showing the site process for washing out concrete wastes. This consisted of a tray attached to the underside of each truck to prevent concrete spillage. This approach has been maintained during the audit period with no inappropriate concrete waste disposal practices observed during the site inspection.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
C34	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.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Multiplex Customer Report, dated June 2025 - Multiplex Monthly Customer Report, dated September 2025	Cleanaway are the waste contractor and provide a report with a detailed breakdown of all wastes produced on site as well as the disposal locations.	Compliant
C35	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.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Result Summary Report by Atlas, dated 21/11/25 - Hospital – Independent Environmental Audit #3 – Request for Information, C35 (MPX response to RFI)	During the audit period, some non-friable asbestos was discovered in the cleared area adjacent to Caswell Street. Following the audit site inspection, a specialist consultant was engaged to inspect the site and test the materials. A copy of the consultant's report was provided to the Auditor. The consultant's report noted the following: <i>"As two samples (A2 and A4) have tested positive for asbestos, AETG considers the severity of ACM fill to be low. Due to the partial confirmation, it is recommended that the subject site area be emu picked along with raking to a depth of 100 mm to ensure that any embedded pipes similar to sample A4 are removed effectively. During the raking works, the installation of air monitors is advised to confirm that no asbestos fibres are released".</i> Recommendation The Auditor notes that the waste management facility currently being utilised is not licenced to accept asbestos. It is therefore recommended that an alternative facility is sourced with an EPL that authorises the disposal of asbestos.	Compliant
OUTDOOR LIGHTING				



	Requirement	Evidence	Auditor Conclusion	Compliance status
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	• Audit Interview 7/11/25 • Site inspection 7/11/25 • Letter from JHA titled "Design Statement – Outdoor Lighting Services, Eurobodalla Regional Hospital, Princess Highway, Moruya NSW 2537" dated 26/08/24 • Mail correspondence from Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting", dated 22/08/24 • Mail correspondence from Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting", dated 22/08/24 • Mail correspondence from Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting", dated 26/08/24 • Site plans titled "Electrical Services, Site Plan - lighting strategy – Illuminance diagram" (undated) • Letter from Star group, titled "Design Statement – Outdoor Lighting Services", dated 21/08/24 • Letter from JHA, titled "Design Statement – Outdoor lighting Services", dated 26/08/24 • Mail correspondence from Multiplex, titled " Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting" dated 22/08/24 • Mail correspondence from Multiplex, titled " Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting" dated 22/08/24 • Mail correspondence from Multiplex, titled " Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting" dated 22/08/24	No out of hours works undertaken at this stage of the project that would require the use of intensive lighting (e.g. day makers). Low level lighting linked to sensors is utilised for site security.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
		Deliverable List - Item 3.3.8 - B12 Outdoor lighting” dated 26/08/24 - Electrical Services Site plan – Lighting Strategy – Illuminance Diagram, (undated) - Hospital – Independent Environmental Audit #3 – Request for Information, C36 (undated) - Letter from Star Group, titled “Design Statement -Outdoor Lighting Services”, dated 21/08/24		
CRANE LIGHTING				
C37	The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.	- Audit Interview 7/11/25 - Site inspection 7/11/25 - Mail correspondence from Resolution Response, titled “Re: Eurobodalla Regional Hospital – Crawler Crane” dated 11/09/24 - Eurobodalla Regional Hospital – Independent Environmental Audit # 3 – Request for Information, C37 (undated)	No fixed cranes were in operation during the audit. The crawler crane in use at the time of the audit does not have any lights.	Compliant
INDEPENDENT ENVIRONMENTAL AUDIT				
C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit report	This audit has been carried out in accordance with the Independent Audit Post Approval Requirements.	Compliant
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of Independent Auditing.	Letter from DPHI to HI titled “New Eurobodalla Regional Hospital – Agreement to independent auditor” dated 1/11/24	The Independent Auditor was approved by DPHI on the 2 nd of November 2024.	Compliant
C40	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 weeks’ notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Audit Interview 7/11/25	The Planning Secretary has not requested the initial and subsequent independent audits to be undertaken at different times to those specified in the independent post approval requirements.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
C41	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 C38 of this consent, or condition C40 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	- Health Infrastructure, Independent Audit – Proponent review and response, SSD-56989722 Eurobodalla Regional Hospital” dated 10/2/25 - Eurobodalla Regional Hospital – Independent Environmental Audit # 3 – Request for Information, C41 (undated)	A detailed response to the findings of the initial Audit was provided to DPHI within the required timeframe.	Compliant
C42	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Health Infrastructure, Independent Audit – Proponent review and response, SSD-56989722 Eurobodalla Regional Hospital” dated 10/2/25	The first independent audit report and the detailed response to the findings was provided to DPHI within the required timeframe.	Not triggered
C43	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.	N/A	Operational requirement	Not triggered
WORKFORCE ACCOMMODATION STRATEGY				
C44	For the duration of construction works, the Applicant must manage workforce accommodation in accordance with the details outlined in the Workforce Accommodation Strategy required by B34.	- Workforce Accommodation Plan, Eurobodalla Regional Hospital, Rev 3 dated 10/9/24 - Audit Interview 7/11/25	Section 2 of the workforce accommodated strategy notes that workers will be sourced from local towns (up to 1 hour’s drive away) and will be encouraged to utilise local hotels and Air B&Bs to minimise the impacts on local rented accommodation.	Compliant



Requirement		Evidence	Auditor Conclusion	Compliance status
			Accordingly, a temporary construction workforce camp has not been provided at the site.	
PART D PRIOR TO COMMENCEMENT OF OPERATION				
NOTIFICATION OF OCCUPATION				
D1	At least one month before commencement of any operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	N/A	Preoperational requirement	Not triggered
EXTERNAL WALLS AND CLADDING				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	N/A	Preoperational requirement	Not triggered
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within 14 days after the Certifier accepts it.	N/A	Preoperational requirement	Not triggered
WORKS AS EXECUTED PLANS				
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	N/A	Preoperational requirement	Not triggered
WARM WATER SYSTEMS AND COOLING SYSTEMS				



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
D5	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	N/A	Preoperational requirement	Not triggered
OUTDOOR LIGHTING				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	N/A	Preoperational requirement	Not triggered
MECHANICAL VENTILATION				
D7	Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	N/A	Preoperational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B25 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	N/A	Preoperational requirement	Not triggered
FIRE SAFETY CERTIFICATION				
D9	Prior to commencement of operation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	N/A	Preoperational requirement	Not triggered
STRUCTURAL INSPECTION CERTIFICATE				
D10	Prior to the commencement of operation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design	N/A	Preoperational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	Certificate/s			
POST-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE				
D11	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B6 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested.	• N/A	Post construction requirement.	Not triggered
REPAIR OF PUBLIC INFRASTRUCTURE				
D12	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is	• N/A	Post construction requirement.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused because of general road usage or otherwise addressed by contributions of this consent.</i>			
ROAD DAMAGE				
D13	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	N/A	Post construction requirement.	Not triggered
POST-CONSTRUCTION SURVEY – ADJOINING PROPERTIES				
D14	Where a pre-construction survey has been undertaken in accordance with condition B8, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to	N/A	Post construction requirement.	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	buildings surveyed in accordance with condition B8; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary within 48 hours when requested.			
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	N/A	Post construction requirement.	Not triggered
OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
D16	Prior to final operation, evidence of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 389 on-site car parking spaces for use during operation of the development; and (b) the swept path of the largest service vehicle (including public bus) entering and exiting the Site in association with the development, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	N/A	Preoperational requirement	Not triggered
BICYCLE PARKING AND END OF TRIP FACILITIES				



Requirement		Evidence	Auditor Conclusion	Compliance status
D17	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 20 staff and visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>	• N/A	Preoperational requirement	Not triggered
PUBLIC BUS ACCESS				
D18	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier demonstrating that the bus shelter, bus stop and bus patron waiting area (and associated signage) have been installed in accordance with the details outlined at Appendix P of the Response to Submissions	• N/A	Preoperational requirement	Not triggered
GREEN TRAVEL PLAN				



	Requirement	Evidence	Auditor Conclusion	Compliance status
D19	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy published on the Applicant's website within 14 days after the Certifier accepts it. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	• N/A	Preoperational requirement	Not triggered
D20	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review	• N/A	Preoperational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	must be provided to Transport for NSW and the Planning Secretary.			
UTILITIES AND SERVICES				
D21	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier	N/A	Preoperational requirement	Not triggered
STORMWATER OPERATION AND MAINTENANCE PLAN				
D22	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: maintenance schedule of all stormwater quality treatment devices; record and reporting details; relevant contact information; and Work Health and Safety requirements.	N/A	Preoperational requirement	Not triggered
SIGNAGE				
D23	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	N/A	Preoperational requirement	Not triggered
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	N/A	Preoperational requirement	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
OPERATIONAL WASTE MANAGEMENT PLAN				
D25	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and include the Management and Mitigation Measures included in 'Operational Waste Management Plan' (Rev 2), prepared by JBS&G Australia and dated 8 February 2023	• N/A	Preoperational requirement	Not triggered
LANDSCAPING				
D26	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	• N/A	Preoperational requirement	Not triggered
D27	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to	• N/A	Preoperational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	manage revegetation and landscaping; and (b) incorporate details outlined in, and be generally consistent with, the Vegetation Management Plan required by condition B19.			
Asset Protection Zones				
D28	Prior to the commencement of operation, an asset protection zone is to be maintained permanently: (a) to the north aspect of Class 9a and 9b buildings for a horizontal distance of 45 metres from the external wall of the buildings; and (b) to the west, east and south aspects of Class 9a and 9b buildings for a horizontal distance of 40 metres from the external wall of the buildings.	N/A	Preoperational requirement	Not triggered
D29	The asset protection zone must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply: (c) tree canopy cover should be less than 15% at maturity; (d) trees at maturity should not touch or overhang the building;	N/A	Preoperational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	(e) lower limbs should be removed up to a height of 2m above the ground; (f) tree canopies should be separated by 2 to 5m; (g) preference should be given to smooth barked and evergreen trees; (h) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (i) shrubs should not be located under trees; (j) shrubs should not form more than 10% ground cover; (k) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. (l) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (m) leaves and vegetation debris should be removed.			
EVACUATION AND EMERGENCY PLANNING				
D30	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be	N/A	Preoperational requirement	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. <i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i>			
OPERATIONAL FLOOD EMERGENCY MANAGEMENT PLAN				
D31	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is be prepared by a suitably qualified and experienced person(s) (b) addresses the provisions of the Floodplain Risk Management Guidelines; (c) incorporates, but is not limited to, the emergency management procedures outlined in (d) 'Integrated Water Management Plan, Flood Impact and Risk Assessment & Riparian Zone Management' (Revision K), prepared by Meinhardt Bonacci and dated 18 August 2023; (e) includes details of: (f) the flood emergency responses for operational phase of the development;	• N/A	Preoperational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	(g) predicted flood levels; (h) flood warning time and flood notification; (i) assembly points and evacuation routes; (j) evacuation and refuge protocols; and (k) awareness training for employees and contractors, and visitors.			
SITE FENCING				
D32	Prior to the commencement of operation, a minimum 1.5m high fence must be erected around the perimeter of the site to restrict access into adjacent RU1 Primary Production zoned land.	N/A	Preoperational requirement	Not triggered
PART E POST OCCUPATION OR COMMENCEMENT OF USE				
OPERATION OF PLANT AND EQUIPMENT				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	N/A	Operational requirement	Not triggered
WARM WATER SYSTEMS AND COOLING SYSTEMS				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease	N/A	Operational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
OPERATIONIONAL NOISE LIMITS				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	N/A	Operational requirement	Not triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	N/A	Operational requirement	Not triggered
UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS				
E5.	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	N/A	Operational requirement	Not triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
E6	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and	N/A	Operational requirement	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
	Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B15 of this consent.			
OUTDOOR LIGHTING				
E7	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	N/A	Operational requirement	Not triggered
LANDSCAPING				
E8	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	N/A	Operational requirement	Not triggered
BUSHFIRE MANAGEMENT				
E9.	Bush fire hazards must be managed for the duration of occupation of the development in accordance with the recommendations of 'Bushfire Assessment Report' (AE-23-2381-REP-ISS-9), prepared by Abel Ecology and dated 27 November 2023. Measures must include, but are not limited to: (a) management of asset protection zones in accordance with the Vegetation Management Plan required by condition B19; (b) all landscaping within a 140m radius of the external wall of all buildings, but outside the asset protection zones required by condition D28, must maintain a predominant 'grassland hazard'; (c) the site access road must be	N/A	Operational requirement	Not triggered



Requirement		Evidence	Auditor Conclusion	Compliance status
	maintained to comply with the provisions for 'perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019; (d) the internal non-perimeter roads must be maintained to comply with the provisions for 'non-perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019; (e) water supply is to be provided in accordance with Table 6.8c of Planning for Bush Fire Protection 2019; and (f) fire hazard management must consider hollow-bearing trees, Aboriginal Heritage items and native vegetation that is: (i) habitat or local threatened flora and fauna; or (ii) protected under State Environmental Planning Policy (Biodiversity and Conservation) 2021 (or the most recent version), and/or a 'Terrestrial Biodiversity Overlay' or 'Riparian Lands and Watercourse Overlay' under the Eurobodalla Local Environmental Plan 2012 (or the most recent version).			
ASSET PROTECTION ZONES				
E10	The asset protection zones required by condition D28 shall be maintained for the duration of occupation of the development.	N/A	Operational requirement	Not triggered



Click or tap here to enter text.

Requirement		Evidence	Auditor Conclusion	Compliance status
BUSHFIRE EMERGENCY AND EVACUATION PLAN				
E11	The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by condition D30, or as may be updated or amended.	N/A	Operational requirement	Not triggered
HAZARDS AND RISK				
E12	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.	N/A	Operational requirement	Not triggered
E13	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.	N/A	Operational requirement	Not triggered
DANGEROUS GOODS				
E14	The quantities of dangerous goods (except for liquid oxygen, UN 1073) stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	N/A	Operational requirement	Not triggered
E15	The quantity of liquid oxygen stored and handled at the site must not exceed 15,000 litres.	N/A	Operational requirement	Not triggered



Click or tap here to enter text.

Appendix B. Planning Secretary Audit Team Agreement



NSW Planning ref: SSD-56989722-PA-4

Health Infrastructure

Via Major Projects Portal

Attention: Kathryn Saunders, Senior Advisor, Town Planning (Post Approval & Compliance)

01/11/2024

Subject: New Eurobodalla Regional Hospital – Agreement to Independent auditor

Dear Mr Saunders

I refer to your letter dated 22 October 2024 [SSD-56989722-PA-4], requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits for the construction phase of the New Eurobodalla Regional Hospital (Project) under SSD 56989722 (Consent).

The NSW Department of Planning, Housing and Infrastructure (NSW Planning) has reviewed the independent auditor nominations and based on the information you have provided is satisfied that Mr Richard Peterson is suitably qualified, experienced, and independent.

In accordance with Condition C39 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following lead auditor:

- Mr Richard Peterson, NGH Pty Ltd

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

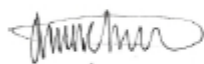
This agreement applies to all stages of construction of the Project and will require the approved auditor to submit a declaration of independence with each independent audit report they are involved in. This agreement is also conditional on the above auditor maintaining certification as a lead or principal auditor with a relevant industry body.

The independent audit must be prepared, undertaken, and finalised in accordance with conditions of the Consent and the *Independent Audit Post Approval Requirements* (2020 or an updated version as available on the NSW Planning's website).

NSW Planning reserves the right to request an alternate auditor or audit team for future independent audits.

Should you wish to discuss the matter further, please contact compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Thomas Minchin".

Thomas Minchin
A/Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix C. Site Photographs





Photo 1: Main Building Construction



Photo 2: Carpark Construction



Photo 3: Mezzanine and Mechanical Plant Installation



Photo 4: Internal Fitout Works



Photo 5: Sealed and Supervised site access



Photo 6: Sealed internal access road and stabilised batter



Photo 7: Earthworks batter shaped and formed



Photo 8: Sediment basin undergoing conversion to operational basin



Photo 9: Water tank with jet hose attachment for dust suppression



Photo 10: Construction Sediment Basin



Photo 11: Perimeter drain



Photo 12: Construction Sediment basin undergoing conversion to operational basin



Photo 13: Exposed area subject to stabilisation



Photo 14: Tree Protection zone and stockpile



Photo 15: Tree Protection Zone



Photo 16: Nestboxes



Photo 17: Covered waste bins



Photo 18: Noads Road turning circle



Photo 19: Traffic Signage



Photo 20: Chemical Storage cabinet



Photo 21: Realtime noise and dust monitor

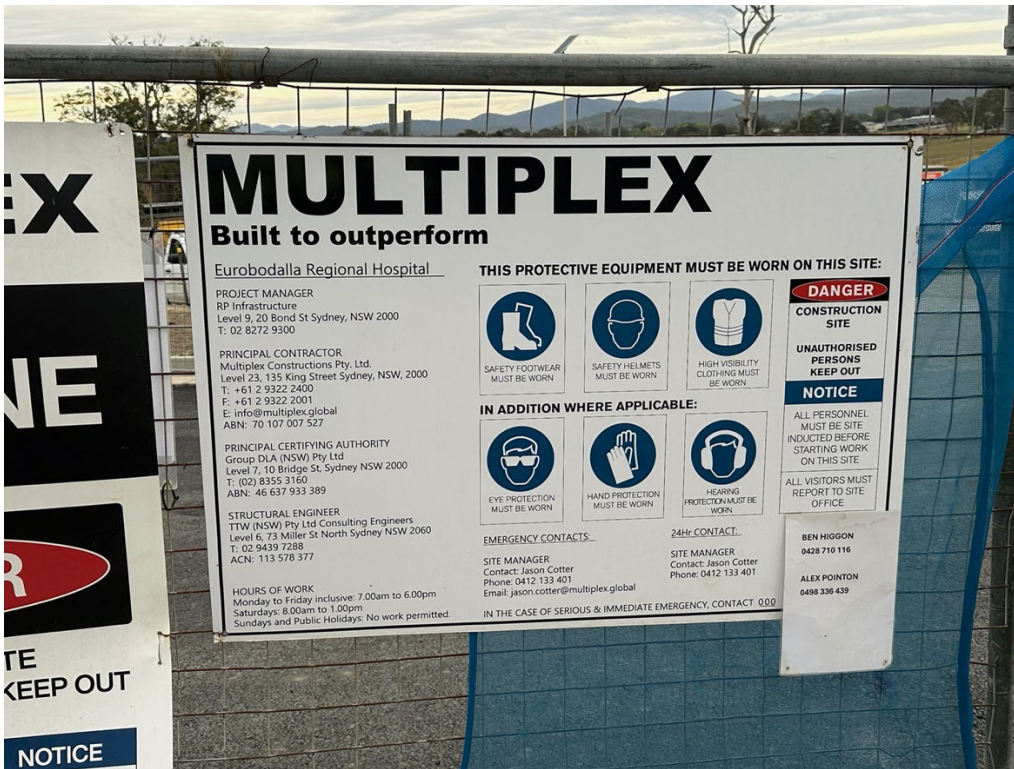


Photo 22: Project Signage





Photo 23: Preparatory works, road tie into Caswell St

Appendix D. Consultation Records



richard.peterson-trigalana@outlook.com

From: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Sent: Wednesday, 29 October 2025 4:38 PM
To: richard.peterson-trigalana@outlook.com
Cc: Katrina O'Reilly
Subject: RE: SSD - 56989722 - Eurobodalla Regional Hospital - Independent Environmental Audit

Hi Richard,

Thank you for consulting the NSW Department of Planning, Housing and Infrastructure on the upcoming IEA for Eurobodalla Regional Hospital. In addition to the consent requirements, please review the management of land, including management of biodiversity offsets, erosion and sediment, amenity, transport and parking, including mud tracking onto public roads, noise and air quality, waste, any out of hours operation, community consultation and complaints management.

Please ensure all relevant stakeholders, as identified in the consent are consulted during the course of the audit.

Thank you kindly,
Georgia

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Wednesday, October 15, 2025 11:40:26 AM
To: Katrina O'Reilly <Katrina.OReilly@planning.nsw.gov.au>
Cc: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: SSD - 56989722 - Eurobodalla Regional Hospital - Independent Environmental Audit

Hi Katrina

The next independent environmental audit for Eurobodalla Hospital is planned for 6th of November

If you could please let me know key issues you would like me to focus on sometime before then that would be appreciated.

I have also initiated consultation with the following organisations (which were consulted with for the previous Audit):

- EPA
- Eurobodalla Council
- TfNSW
- CPHR
- OEH (Heritage)
- Rural Fire Service

RE: Independent Environmental Audit - Eurobodalla Hospital

From Emily Lang <Emily.Lang@esc.nsw.gov.au>

Date Tue 28/10/2025 3:35 PM

To richard.peterson-trigalana@outlook.com <richard.peterson-trigalana@outlook.com>

Good afternoon Richard,

Thank you for your email. Mark Brain is currently on leave, so I will provide a response on his behalf.

Council can advise that we are not aware of any issues or concerns in relation to the Hospital Development at this time.

Please feel free to reach out should you require further information.

Kind regards,

Emily Lang

Executive Assistant to

Division Manager, Development and Compliance.

t: 02 4474 1093 | m: 0458 783 836

Confidentiality & Use Notice:

This email and any attachments are intended for the named recipient(s) and may contain sensitive, personal, or confidential information. If you are not the intended recipient, please notify the sender immediately and delete this email.

While some content may be publicly available under relevant information access laws, it is provided for the recipient's use only in this instance. Recipients should exercise care before sharing, publishing, or distributing this information, particularly if it contains sensitive or personal information. Any use of this information to defame, harass, or otherwise target identifiable individuals may be subject to legal action under applicable defamation laws.

From: Richard Peterson <richard.peterson-trigalana@outlook.com>

Sent: Wednesday, 15 October 2025 8:50 AM

To: Mark Brain <Mark.Brain@esc.nsw.gov.au>

Cc: Council <council@esc.nsw.gov.au>

Subject: Independent Environmental Audit - Eurobodalla Hospital

This email DID NOT come from a council email address.

Hi Mark

Thank you for your inputs for previous Environmental Audits for the Eurobodalla Hospital

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake the next Audit, which is scheduled to commence on the 6th of November.

RE: Independent Environmental Audit - Eurobodalla Hospital

From Corey O'Driscoll <Corey.ODriscoll@environment.nsw.gov.au>

Date Fri 17/10/2025 1:45 PM

To Richard Peterson <richard.peterson-trigalana@outlook.com>

Dear Richard,

Thank you for your referral seeking comment from Heritage NSW on the scope for the Independent Environmental Audit for your project.

Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. It is recommended that the Department of Planning Housing and infrastructure Compliance Team be contacted via compliance@planning.nsw.gov.au to determine if there is any non-compliance with Conditions of Consent for the project.

If you have any questions regarding these comments, please contact heritagemailbox@environment.nsw.gov.au.

Kind regards,
Corey

Corey O'Driscoll PhD. (he/him)

A/Strategic Manager – Major Projects

Heritage NSW

**Department of Climate Change,
Energy, the Environment and Water**

T: 02 62297079 E: Corey.ODriscoll@dcceew.nsw.gov.au

dcceew.nsw.gov.au

Level 3, 11 Farrer Place, Queanbeyan NSW 2620



I acknowledge and respect the traditional custodians and ancestors of the lands I work across.

Please note my work days are Monday, Tuesday, Thursday, and Friday. For anything urgent, please contact Heritage Mailbox (Heritagemailbox@environment.nsw.gov.au). Otherwise, I will respond to your email as soon as possible when I am back in the office.

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Wednesday, 15 October 2025 8:40 AM
To: Richard Peterson <richard.peterson-trigalana@outlook.com>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Subject: Independent Environmental Audit - Eurobodalla Hospital

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#).

The purpose of this email is to formally consult with Heritage NSW to understand if there are any specific issues or concerns in relation to the development, then these issues may be considered by the Audit.

In this regard, a response to this email is requested by 31st October 2025 would be greatly appreciated.

Many thanks



Richard Peterson | Director

Trigalana Environmental Pty Ltd

M: 0429 227 775

richard.peterson-trigalana@outlook.com

From: Lili Hutchinson <Lili.Hutchinson@transport.nsw.gov.au>
Sent: Friday, 24 October 2025 8:16 AM
To: Richard Peterson
Subject: 20251024 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital - STH24/00043

Hello Richard,

Thank you for your email below regarding the upcoming November Environmental Audit for the construction of the Eurobodalla Hospital and for requesting feedback from Transport that will inform said audit.

Upon speaking with the Project Engineer, an issue was raised regarding Mollee Road and the illegal turning that is occurring by both light vehicles and heavy vehicles associated with the construction of the hospital. This concern has been raised by residents and police and will need to be appropriately managed. Please flag this as an area of concern in the upcoming audit.

If you require further information from Transport regarding this matter, please contact Freddy Becerra at 0427 707 776 or email at Freddy.becerra@transport.nsw.gov.au.

Kind regards,

Lili

Liliana Hutchinson

Development Assessment Case Officer, Development Services
Transport Planning – Planning, Integration and Passenger
Transport for NSW

T 9595 5038 E lili.hutchinson@transport.nsw.gov.au

transport.nsw.gov.au

Level 3, 101 Crown Street
Wollongong NSW 2505

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.



I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.

legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Trigalana Environmental does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects.

This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. Transport for NSW takes all care to ensure that attachments are free from viruses or other defects. Transport for NSW assume no liability for any loss, damage or other consequences which may arise from opening or using an attachment.

 **Consider the environment. Please don't print this e-mail unless really necessary.**

This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. Transport for NSW takes all care to ensure that attachments are free from viruses or other defects. Transport for NSW assume no liability for any loss, damage or other consequences which may arise from opening or using an attachment.

 **Consider the environment. Please don't print this e-mail unless really necessary.**

SSD - 56989722 - Eurobodalla Regional Hospital - Independent Environmental Audit

From Richard Peterson <richard.peterson-trigalana@outlook.com>

Date Wed 15/10/2025 11:40 AM

To Katrina O'Reilly <katrina.oreilly@planning.nsw.gov.au>

Cc DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Hi Katrina

The next independent environmental audit for Eurobodalla Hospital is planned for 6th of November

If you could please let me know key issues you would like me to focus on sometime before then that would be appreciated.

I have also initiated consultation with the following organisations (which were consulted with for the previous Audit):

- EPA
- Eurobodalla Council
- TfNSW
- CPHR
- OEH (Heritage)
- Rural Fire Service

If there are others, please let me know.

Many thanks in advance



Richard Peterson | Director

Trigalana Environmental Pty Ltd

M: 0429 227 775

E: Richard.peterson-trigalana@outlook.com

Please consider the environment before printing this e-mail

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Trigalana Environmental does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects.

Independent Environmental Audit - Eurobodalla Hospital

From Richard Peterson <richard.peterson-trigalana@outlook.com>

Date Wed 15/10/2025 8:50 AM

To Mark Brain <mark.brain@esc.nsw.gov.au>

Cc council@esc.nsw.gov.au <council@esc.nsw.gov.au>

Hi Mark

Thank you for your inputs for previous Environmental Audits for the Eurobodalla Hospital

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake the next Audit, which is scheduled to commence on the 6th of November.

The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment..](#)

The purpose of this email is to formally consult with Council to understand if there are any specific issues or concerns Council has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 31st of October would be greatly appreciated.

Many thanks



Richard Peterson | Director

Trigalana Environmental Pty Ltd

M: 0429 227 775

E: [Richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)

Please consider the environment before printing this e-mail

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Trigalana Environmental does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects.

Third Independent Environmental Audit - Eurobodalla Hospital

From Richard Peterson <richard.peterson-trigalana@outlook.com>

Date Wed 15/10/2025 8:21 AM

To Richard Peterson <richard.peterson-trigalana@outlook.com>; rog.southeast@environment.nsw.gov.au
<rog.southeast@environment.nsw.gov.au>

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#).

The purpose of this email is to formally consult with CPHR to understand if there are any specific issues or concerns CPHR has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 31st October 2025 would be greatly appreciated.

Many thanks



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: Richard.peterson-trigalana@outlook.com

Please consider the environment before printing this e-mail

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Trigalana Environmental does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects.

Independent Environmental Audit - Eurobodalla Hospital

From Richard Peterson <richard.peterson-trigalana@outlook.com>

Date Wed 15/10/2025 7:58 AM

To carlos.ferguson@epa.nsw.gov.au <carlos.ferguson@epa.nsw.gov.au>

Cc info@epa.nsw.gov.au <info@epa.nsw.gov.au>; Barker, Monica <monica.barker@atkinsrealis.com>

Hi Carlos

Thank you for your input to the previous independent environmental audit for the Eurobodalla Hospital

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake the next Audit which with a site visit planned for 6 November.

The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#).

The purpose of this email is to formally consult with EPA to understand if there are any specific issues or concerns EPA has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 31st October 2025 would be greatly appreciated.

Many thanks

Independent Environmental Audit - Eurobodalla Hospital

From Richard Peterson <richard.peterson-trigalana@outlook.com>

Date Wed 15/10/2025 8:39 AM

To Richard Peterson <richard.peterson-trigalana@outlook.com>; OEH HD Heritage Mailbox
<heritagemailbox@environment.nsw.gov.au>

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#).

The purpose of this email is to formally consult with Heritage NSW to understand if there are any specific issues or concerns in relation to the development, then these issues may be considered by the Audit.

In this regard, a response to this email is requested by 31st October 2025 would be greatly appreciated.

Many thanks

Independent Environmental Audit - Eurobodalla Hospital Development

From Richard Peterson <richard.peterson-trigalana@outlook.com>

Date Wed 15/10/2025 8:05 AM

To Richard Peterson <richard.peterson-trigalana@outlook.com>; webmaster@rfs.nsw.gov.au
<webmaster@rfs.nsw.gov.au>; southernborder.team@rfs.nsw.gov.au <southernborder.team@rfs.nsw.gov.au>

Hi RFS

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an independent Environmental Audit of the construction of the Eurobodalla Hospital development. The site visit is planned for the 6th of November 2025.

The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#).

The purpose of this email is to formally consult with RFS to understand if there are any specific issues or concerns RFS has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 31st October 2025 would be greatly appreciated.

Many thanks



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: [Richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)

Please consider the environment before printing this e-mail

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender

RE: 20241206 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital - STH24/00043

From Richard Peterson <richard.peterson-trigalana@outlook.com>
Date Wed 15/10/2025 8:27 AM
To Richard Peterson <richard.peterson-trigalana@outlook.com>; Lili Hutchinson <Lili.Hutchinson@transport.nsw.gov.au>
Cc Development South <development.south@transport.nsw.gov.au>

Hi Lili

Thank you for your feedback regarding previous audits for the Eurobodalla Hospital redevelopment
I am preparing for the next Audit for the construction phase which will commence in early November
Please let me know if there is anything TfNSW would like me to focus on for this audit.

Many thanks in advance

Best Regards



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: Richard.peterson-trigalana@outlook.com

Please consider the environment before printing this e-mail

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Trigalana Environmental does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects.

From: Lili Hutchinson <Lili.Hutchinson@transport.nsw.gov.au>
Sent: Friday, 6 December 2024 6:04 AM
To: richard.peterson-trigalana@outlook.com
Subject: 20241206 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital - STH24/00043

Hello Richard,

Thank you for your time on the phone on Tuesday and for providing TfNSW an opportunity to advise of any environmental concerns that might arise as a part of the Eurobodalla Hospital construction.

TfNSW has no specific issues or concerns in relation to the development at this current stage of construction works.

Kind regards,

Lili

Liliana Hutchinson

Development Assessment Case Officer, Development Services

Transport Planning – Planning, Integration and Passenger

Transport for NSW

T 9595 5038 E lili.hutchinson@transport.nsw.gov.au

transport.nsw.gov.au

Level 3, 101 Crown Street

Wollongong NSW 2505

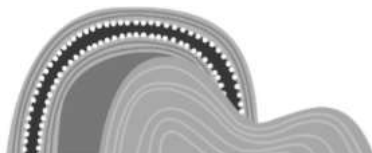
As we approach the holiday period, please be aware that our last business day will be Friday the 20th of December, 2024 and we will return on Monday the 6th of January, 2025.

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.



**Transport
for NSW**

I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines. Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.



OFFICIAL

L

OFFICIAL

From: Richard Peterson <richard.peterson-trigalana@outlook.com>

Sent: Sunday, December 1, 2024 1:54 PM

To: Development South <development.south@transport.nsw.gov.au>

Subject: Independent Environmental Audit - Eurobodalla Hospital

You don't often get email from richard.peterson-trigalana@outlook.com. [Learn why this is important](#)

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an Independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment..](#)

The purpose of this email is to formally consult with TfNSW to understand if there are any specific issues or concerns TfNSW has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 23rd December 2024 would be greatly appreciated.

Many thanks



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: Richard.peterson-trigalana@outlook.com

Please consider the environment before printing this e-mail

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. Trigalana Environmental does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other defects.

This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. Transport for NSW takes all care to ensure that attachments are free from viruses or other defects. Transport for NSW assume no liability for any loss, damage or other consequences which may arise from opening or using an attachment.

 **Consider the environment. Please don't print this e-mail unless really necessary.**

Appendix E. Independent Audit Declaration Form



Independent Audit Declaration

Project Name	New Eurobodalla Regional Hospital
Consent Number	SSD-56989722
Description of Project	Construction and operation of a new high hospital
Project Address	Princes Highway, Moruya
Proponent	Health Administration Corporation
Date of Audit Site Inspection	27 May 2025
Date of Audit Site Declaration	18 January 2026

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

- The audit has been undertaken in accordance with the relevant condition (s) of consent and the *Independent Audit Compliance Requirements* (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 an employer, business partner, employee, or by sharing a common employer, having a contractual relationship as spouse, partner, sibling, parent or child.
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child.
- Neither I nor my employer have provided consultancy services for the audited project that were subject to this audit, except as otherwise Declared to the Department prior to the audit.
- I have not accepted nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed nor intend to allow my colleagues to do so.

Notes:

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



Name of Auditor	Richard Peterson
Signature	
Qualifications	Bachelor of Engineering, Civil Master of Environmental Engineering Management Accredited Lead Environmental Auditor (Exemplar Global)
Company	AtkinsRéalis
Company Address	2 Market Street, Sydney 2000



AtkinsRéalis



AtkinsRéalis
2 Market Street
Sydney
NSW 2000
Australia

© AtkinsRéalis except where stated otherwise