



# NEW EUROBODALLA REGIONAL HOSPITAL

## INDEPENDENT ENVIRONMENTAL AUDIT # 4

**SSD-56989722**

# Notice

This document and its contents have been prepared and are intended solely as information for Health Infrastructure NSW and use in relation to the fourth Independent Environmental Audit for new Eurobodalla Regional Hospital.

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# 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 7th November 2025 until the date of the site inspection on 14th April 2026 and covers construction phase activities.

This report presents the findings of the fourth 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, including 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.

The audit findings can be summarised 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
- One incident occurred during the audit period and was reported to DPHI
- Four complaints were received during the audit period
- Two non-compliances were identified by the audit relating to:
  - incorrect usage of Mollee Road for turning vehicles instead of the approved vehicle turnaround located at Noads Road
  - OOH works, which were identified following a complaint from a resident
- Four recommendations are made relating to:
  - Housekeeping
  - Traffic management
  - Removal of redundant environmental controls
  - Reporting non-compliances.

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) program 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 fourth 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 Regional 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.



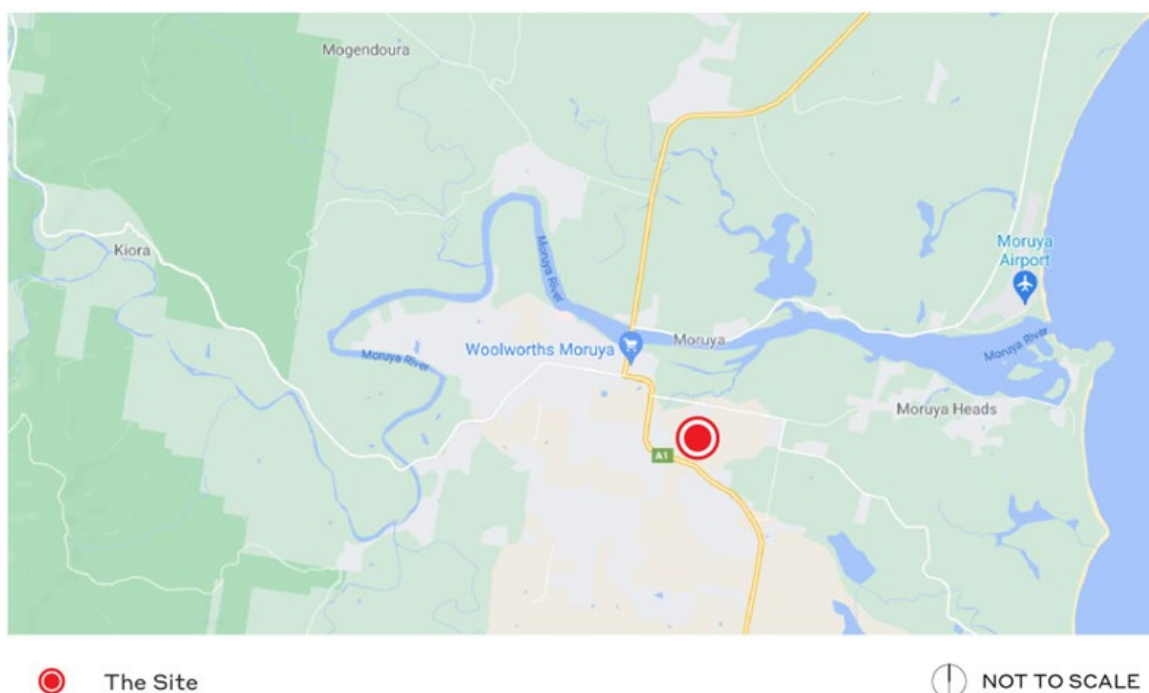


**Figure 1 Locational Context**

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 | <ul style="list-style-type: none"> <li>Bachelor Engineering (Civil)</li> <li>Master of Environmental Engineering Management</li> <li>Environmental Management Systems Lead Auditor, Exemplar Global (Certificate Number 120416)</li> </ul> | 20+ years of environmental auditing experience<br>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 fourth 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 DPHI 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 fourth independent audit for the Project and covers the period from the third audit held on 7 November 2025 until the date of the site inspection on 14th April 2026. 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 construction works undertaken during the reporting period. Audits undertaken during later stages will focus on operational aspects of the Development.

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
- Maria Nguyen – Senior Site Engineer, Multiplex
- Thomas Messinesi – HSE Coordinator, Multiplex
- Megan Pritchard – HSE Coordinator, Multiplex
- Angela Luo – Graduate, Multiplex
- Tane Patchett – Project Manager, Multiplex.



## 2.4 Site Inspection

A site inspection was undertaken by the Auditor on Tuesday 14<sup>th</sup> April 2026. The weather was fine.

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. The site entrance 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.
- Site sediment basins were in the process of conversion to operating basins.
- Some sediment fences had become redundant; a recommendation has been made to remove redundant sediment fences to avoid them becoming an environmental hazard.
- Some litter was observed around the site, and litter was also placed in the fuel spill kit. A recommendation has been made to remove all rubbish and place it in the skip bins provided.
- 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 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) | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>The Auditor has considered these issues within the audit scope. Refer to the audit table in Appendix A for further detail as follows: <ul style="list-style-type: none"> <li>Biodiversity offsets (B26-B28)</li> <li>Erosion and sedimentation (B22-B23)</li> <li>Transport and parking (B21, C9, C10, C16)</li> <li>Mud tracking onto public roads (C22)</li> <li>Noise (C4 – C8)</li> <li>Air quality (C21-C22)</li> <li>Hours of operation (C4)</li> <li>Community consultation (A9, B17, C7)</li> <li>Complaints management (Section 3.6)</li> </ul> </li> </ul>                                                                                |
| Eurobodalla Shire Council                                 | <ul style="list-style-type: none"> <li>No response received</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| NSW EPA                                                   | <ul style="list-style-type: none"> <li>No response received</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Rural Fire Service                                        | <ul style="list-style-type: none"> <li>No concerns raised</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Transport for NSW                                         | <ul style="list-style-type: none"> <li>Vehicles are not compliant with the Vehicle Management Plan (VMP) and continue to use Mollee Road,</li> <li>Speed in excess of 60km/h at the southern end of the works from Mollee Road to end of work signs near Mountain View Road is still prevalent. TfNSW highlights this finding and requires consideration regarding a Road Asset Support System Variable Message Sign to reduce speeding in this area.</li> <li>Issue of the 60km/h zone at the southern end of work not returning to normal speed outside of work hours</li> </ul> | <ul style="list-style-type: none"> <li>The issue of vehicles using Mollee Road for turning vehicles was raised as non compliant with the Construction Traffic Management Plan (CTMP) in the previous Audit (IA#3). A number of measures have been implemented including training, toolbox talks, provision of signage, supervision and communications to contractors to ensure compliance requirements are understood. The Auditor also understands the Police visit the area to enforce speed limits and road rules. Despite these measures, there have been further non compliances with the CTMP during this Audit period and a compliance has been raised with Condition C9</li> </ul> |



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| Organisation | Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Auditor's Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | <ul style="list-style-type: none"> <li>Still outstanding issues that need to be resolved with regard to the Road Safety Audit</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>MPX noted that there are no outstanding issues from the most recent Road Safety Audit (RSA) on temporary staging. The Final RSA for the roundabout completion is booked for 12/6/26</li> </ul>                                                                                                                                                                                                                                                                                                                                     |
| Heritage NSW | <ul style="list-style-type: none"> <li>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. In addition, please confirm that any required updates to the AHIMS register, including Aboriginal Site Impact Recording forms, have been completed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>The Auditor has considered these issues within the audit scope. Refer to the audit table in Appendix A specifically Conditions A34, A35 and B33.</li> <li>AHIMS site recording forms have been completed and are provided in Appendix 8 of the Aboriginal Cultural Heritage Management plan along with the AHIMS permit ID/number.</li> </ul>                                                                                                                                                                                      |
| DECCW (CPHR) | <ul style="list-style-type: none"> <li>Ensure compliance with the conditions relating to biodiversity, tree protection and landscaping detailed in the most recent Consolidated Determination document for the SSD-Mod -1 application (dated 14 May 2025).</li> <li>In relation to CPHR's comments on the Mod-2 application currently under assessment by DPHI, we recommended that existing conditions be revised and/or additional conditions included in the Determination Documentation (if approval is granted) to ensure they appropriately reflect the modified project. These related to biodiversity credit retirement requirements and updates to the Biodiversity Development Assessment Report (BDAR).</li> </ul> | <ul style="list-style-type: none"> <li>The Auditor has considered these issues within the audit scope. Refer to the audit table in Appendix A for further detail as follows: <ul style="list-style-type: none"> <li>Biodiversity offsets (B26-B28)</li> <li>Implementation of Biodiversity Management Plan (B19)</li> <li>Tree Protection (B35)</li> </ul> </li> <li>In relation to the MOD 2, application, the Auditor notes that amendment of conditions is outside the scope of this Audit. In any case, the Modification was determined by DPHI on 2/4/26.</li> </ul> |

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



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## 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                                                                                                                               |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliant</b>     | Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit. |
| <b>Non-compliant</b> | One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.                |
| <b>Not triggered</b> | 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 |
|----------------------------------------------------------------|----------|
| <b>Assessment of Compliance</b>                                |          |
| Number of Conditions of Approval                               | 163      |
| Not triggered                                                  | 69       |
| Compliant                                                      | 92       |
| Non-compliant                                                  | 2        |
| Observations identified during the audit                       | 3        |
| <b>Other</b>                                                   |          |
| Self-reported non-compliances recorded during the audit period | 0        |
| Penalty notices issued during audit period                     | 0        |
| Complaints reported during audit period                        | 4        |
| Incidents recorded during the audit period                     | 1        |



## 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                | 29        | -             | 6             |
| Part B – Prior to Commencement of Construction  | 34                | 32        | -             | 2             |
| Part C – During Construction                    | 44                | 31        | 2             | 11            |
| Part D – Prior to Commencement of Operation     | 32                | -         | -             | 32            |
| Part E – Post Occupation or Commencement of Use | 18                | -         | -             | 18            |
| <b>Total</b>                                    | <b>163</b>        | <b>92</b> | <b>2</b>      | <b>69</b>     |

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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 portal within seven days after they identify any non-compliance.        | Observation                 | As noted in the previous Audit (IA#3), a non-compliance with Condition C9 was raised in relation to the non-compliant use of Mollee Road for the turning of vehicles. DPHI were notified of the non-compliance with the submission of the IEA#3 Audit report.<br>As noted below, further non-compliances with Condition C9 have occurred during the Audit Period; however, these have not been reported to DPHI since the initial notification.                | Due to ongoing non-compliances with Condition C9 as noted below, further notifications to DPHI are warranted in accordance with this condition. It may not be practical to notify DPHI in every event when a breach of C9 occurs, and instead it may be more realistic for notifications to be summarised and issued to DPHI on a monthly basis. The frequency of reporting should be discussed and agreed with DPHI.                                                                                                                                                                               |
| C4  | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:<br><br>(a) between 7am and 6pm, Mondays to Fridays inclusive; and<br><br>(b) between 8am and 1pm, Saturdays.<br><br>(c) No work may be carried out on Sundays or public holidays. | Non-compliance              | Following the Audit period, a non compliance with the working hours was identified following receipt of a complaint relating to OOH works occurring on 22 March, 29 March and 12 April.                                                                                                                                                                                                                                                                        | Ongoing reinforcement of working hours through toolbox talks, subcontractor communications and site supervision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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 further instances where Mollee Road has been utilised for turning vehicles in breach of the CTMP (approved turning area is at Noads Road).<br><br>TfNSW have also raised the issue of vehicles speeding Speed in excess of 60km/h at the southern end of the works from Mollee Road to end of work signs near Mountain View Road is still prevalent. TfNSW has highlighted this this finding and requires consideration regarding a Road Asset | 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. Additional toolbox training and contractual instructions have been issued and the NSW police have been involved in the enforcement of traffic rules. Despite these measures, further non compliances have been recorded.<br><br>A review of the effectiveness of the current controls is recommended and further measures implemented which may include disciplinary action for repeat offenders. Consideration should be given to a |



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| ID  | Summary of Requirement                                                                                                                                                                                                                                                                       | Non-Compliance/<br>Observation | Details of Non-Compliance/ Observation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Recommendation and Auditor Comment                                                                                                                                                                                                                                                              |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                                                                                                                                              |                                | Support System Variable Message Sign to reduce speeding in this area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Variable Message Sign in consultation with TfNSW to address the issues of speeding.                                                                                                                                                                                                             |
| 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.                                                                                        | Observation                    | Secure waste storage facilities were provided on site. There were some instances where litter was not placed in the rubbish bins provided. Rubbish was also placed in spill kits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Secure waste storage facilities were provided on site. There were some instances where litter was not placed in the rubbish bins provided. Rubbish was also placed in spill kits.<br>Clean up all litter and place in the bins provided. Ongoing enforcement of site housekeeping requirements. |
| 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 <sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book'. | Observation                    | As observed during the site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained.<br><br>Erosion and Sediment controls observed during this Audit (IA #4) were compliant with Blue Book requirements. TTW are the project CPESC and prepared erosion and sediment control drawings with site inspections undertaken by the project CPESC.<br><br>There were some instances observed during the site inspection where sediment fences were redundant and were no longer required. The redundant sediment has the potential to become and environmental hazard. | Remove the redundant sediment fences, so they do not become an environmental hazard.                                                                                                                                                                                                            |



### 3.4 Previous Audit Actions

Table 7 summarises the status of actions raised during the previous audit in November 2025 (IEA #3).



**Table 7: Summary of non-compliances and observations and Auditor recommendations (from previous Audit (IA#3))**

| ID         | Summary of Requirement                                                                                                                         | Details of Non-Compliance/ Observation                                                                                                                                                                                                                                                                                                              | Previous Audit Recommendation and Auditor Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Status |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>C9</b>  | The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans). | <p><b>Non-compliance</b></p> <p>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.</p> | <p><b>Previous Recommendation</b></p> <p>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.</p> <p>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).</p> <p>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.</p> <p><b>Auditor Comment</b></p> <p>There have been further non-compliances with Condition C9 during the Audit period; refer to Table 6 for further information.</p> | Open   |
| <b>C21</b> | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.                           | <p><b>Observation</b></p> <p>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.</p>                                                                                             | <p><b>Previous Recommendation</b></p> <p>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.</p> <p><b>Auditor Comment</b></p> <p>The site is being progressively stabilised, effectively eliminating the dust hazard. Dust was not a noticeable issue during the site inspection. There have been no dust complaints during the audit period.</p>                                                                                                                                                                                                                                      | Closed |



| ID  | Summary of Requirement                                                                                                                                                                                                                                                                                           | Details of Non-Compliance/ Observation                                                                                                                                                                                                                                  | Previous Audit Recommendation and Auditor Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Status |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 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. | <p><b>Observation</b></p> <p>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.</p> | <p><b>Previous Recommendation</b></p> <p>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.</p> <p><b>Auditor Comment</b></p> <p>A waste management facility that is licenced to accept the waste has been identified and a copy of the EPL was provided to the Auditor.</p> | Closed |



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## 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

Complaints received during the audit period are summarised in Table 8.

**Table 8: Summary of complaints**

| Month of Complaint | Details of Complaint                                                                                                           | Actions taken to address the complaint                                                                                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jan 26             | Correspondence from user of Princes Highway informing of construction vehicles leaving site unsafely when joining the highway. | Multiplex incorporated reinforced messaging into their toolbox talks for operatives.                                                                                                                      |
| Mar 26             | Correspondence from neighbour informing of vehicles using Mollee Road for u-turns.                                             | Workers reminded to use Noads Drive as opposed to Mollee Road for turning. Additional signage placed for construction vehicles                                                                            |
| Mar-26             | Correspondence from neighbour regarding potential damage to property                                                           | Multiplex reviewing vibration monitoring installed on site prior to property visit to identify potential damages from the construction work.                                                              |
| Apr-26             | Correspondence from neighbour regarding roundabout construction and removal and retention of trees                             | Multiplex incorporated reinforced messaging into their toolbox talks for workforce to use Noads Rd for u-turns. Response provided to resident that tree removal and retention received planning approval. |

## 3.7 Incidents

During the audit period, one incident was reported to the Department via the DPHI Portal on the 20/1/26.

The incident report noted that:

*“On 16 th of January 2026, the ERH site experienced 110.4 mm 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 off an 85th percentile storm event for the local region, the Planning Secretary is advised that the site’s sediment control measures reached capacity with water leaving the sediment basins through the designed spillways”*

DPHI responded to the incident report on the 23/1/26 noting the following:



- The reported incident occurred following 110.4mm of rain, resulting in a volume of water above the design criteria
- No non-compliances with consent conditions were identified as a result of the incident
- The reported incident was brought to the attention of the NSW Environment Protection Authority (EPA), which was contacted by an external party during the rain event
- The incident was also reported to the Eurobodalla Shire Council
- Sediment controls are being reinstated and water in sediment basins is being treated with flocculant; and
- Health Infrastructure continues to liaise with the NSW EPA and Eurobodalla Shire Council, who may send further correspondence.

## 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



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# Appendix A.    Audit Table



# Audit Table

| Requirement                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance status |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>SCHEDULE 2</b>                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>PART A ADMINISTRATIVE CONDITIONS</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>A1</b>                                             | 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.                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Documents reviewed in undertaking this audit</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 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         |
| <b>A2</b>                                             | <p>The development may only be carried out:</p> <ol style="list-style-type: none"> <li>in compliance with the conditions of this consent;</li> <li>in accordance with all written directions of the Planning Secretary;</li> <li>generally in accordance with the EIS, Response to Submissions, Supplementary Response to Submissions and Amended Application; and</li> <li>in accordance with the approved plans in the table below:</li> </ol> <p>[refer to conditions of consent for full details of the approved plans SSD-56989722-Instrument-of-Consent.pdf.aspx]</p> | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Group DLA Crown Building Works Deliverables List, Rev B dated 20/1/25</li> <li>Compliance Matrix from RP Infrastructure, titled "ERH Soil Conservation REF Compliance Matrix – Eurobodalla Regional Hospital Princess Highway, Moruya" dated 15/08/25</li> <li>SSDA Matrix titled "SSDA Consent Condition Responsibility Matrix – Eurobodalla Regional Hospital Princess Highway" dated 15/08/25</li> <li>Mail correspondence from RP Infrastructure to Multiplex Construction, titled "SSDA &amp; REF trackers" dated 20/08/25</li> <li>Certificate from Group DLA, titled "Eurobodalla Regional Hospital – Princess Highway" dated 15/08/25</li> </ul> | <p>The audit found that the project is being delivered generally in accordance with the terms and conditions of this approval.</p> <p>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 (RPI) to track compliance with the conditions of consent, identify and resolve any compliance matters.</p> <p>The Certifier has implemented a process for checking compliance with the conditions of consent that is linked to each Construction Certificate.</p> | Compliant         |



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AtkinsRéalis - Baseline / Référence

| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                         | Compliance status |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Highway, Moruya NSW 2537, BCA Design Compliance Statement (Crown Certificate) – CC3" dated 16/06/25</p> <ul style="list-style-type: none"> <li>• Drawing register, titled "Design Documentation" dated 05/06/25</li> <li>• Eurobodalla Hospital IEA – Audit A2</li> <li>• CC3 Drawing Register</li> </ul>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>A3</b>   | <p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> <li>a. the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</li> <li>b. any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>c. the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ol> | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> <li>• Documents reviewed as part of this audit.</li> <li>• Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for information" (MPX response to RFI)</li> </ul>                                                                                                                                                                                                                                                                                                          | No written directions have been received from the Planning Secretary during the audit period.                                                                                                                                                                                                                                                              | Not triggered     |
| <b>A4</b>   | <p>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.</p>                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> <li>• Modification of Development Consent (SSD-56989722) dated 14/5/24</li> <li>• Development Consent (SSD-56989722) as modified dated 14/5/25</li> <li>• Modification 1 of New Eurobodalla Regional Hospital, State Significant Development Modification Assessment Report (SSD-56989722-Mod 1), dated May 2025</li> <li>• Documents reviewed as part of this audit.</li> <li>• Assessment report, titled "Modification 1 of Eurobodalla Regional Hospital – State Significant Development Modification</li> </ul> | <p>No inconsistencies were identified by the audit.</p> <p>Modification one was approved during the IA#3 period, relating to design amendments. Condition B3 of the consent has been deleted.</p> <p>During the IA#4 Audit period, Modification 2 was approved for the helipad and associated infrastructure. Modification 2 was Determined on 2/4/26.</p> | Not triggered     |



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| Requirement              |                                                                                                                                                                                                        | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Auditor Conclusion                                                                                                                                                                                                                        | Compliance status |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                          |                                                                                                                                                                                                        | <p>Assessment Report (SSD-56989722-Mod-1)</p> <ul style="list-style-type: none"> <li>• Development design images</li> <li>• "Development Consent, Section 4.38 Of the Environmental Planning and Assessment Act 1979" dated 24/05/24</li> <li>• Letter from DPHI, titled "SSD-56989722 Eurobodalla Regional Hospital – Mod 1" dated 18/03/25</li> <li>• Document titled "Modification of Development Consent, Section A 4.55(1A) of the Environmental Planning and Assessment Act 1979" dated, 14/05/25</li> <li>• Approved Plans Architectural, titled "Eurobodalla Regional Hospital (ERH)" dated 24/11/23</li> <li>• Approved Plans, landscape, titled "Eurobodalla Regional Hospital" dated 22/11/24</li> <li>• Letter from DPHI to Health Infrastructure titled "Notice of Determination" dated 8/4/26</li> </ul> |                                                                                                                                                                                                                                           |                   |
| <b>LIMITS OF CONSENT</b> |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                           |                   |
| <b>A5</b>                | This consent lapses five years after the date of consent unless work is physically commenced                                                                                                           | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The works have commenced within five years of the date of consent.                                                                                                                                                                        | Compliant         |
| <b>A6</b>                | This consent does not approve the helipad shown on the architectural drawings and landscape plans. Separate approval(s) must be obtained from the relevant authority for the helipad (where required). | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> <li>• Site inspection 14/4/26</li> <li>• Modification of Development Consent (SSD-56989722) dated 14/5/24</li> <li>• Development Consent (SSD-56989722) as modified dated 14/5/25</li> <li>• Modification 1 of New Eurobodalla Regional Hospital, State Significant Development Modification Assessment</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>During the IA#4 Audit period, Modification 2 was approved for the helipad and associated infrastructure. Modification 2 was Determined on 2/4/26.</p> <p>At the time of the audit, works related to the helipad had not commenced.</p> | Compliant         |



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| Requirement                            |                                                                                                                                                                                                                                               | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Auditor Conclusion                                                                | Compliance status |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------|
|                                        |                                                                                                                                                                                                                                               | Report (SSD-56989722-Mod 1), dated May 2025 <ul style="list-style-type: none"> <li>Report, titled "Section 4.55(1A) Modification Report, SSD-56989722 – New Eurobodalla Regional Hospital" dated 30/10/25</li> <li>Letter from Architectus, titled "Eurobodalla Regional Hospital, State Significant Development (SSD-56989722) – Modification 2, letter of advice" dated 20/09/25</li> <li>Architectural drawings by Architectus, dated 03/10/25</li> <li>Landscape drawings by Architectus, (undated)</li> <li>Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for information" (MPX response to RFI)</li> <li>Letter from DPHI titled "Notice of Determination" dated 08/04/26</li> </ul> |                                                                                   |                   |
| <b>PRESCRIBED CONDITIONS</b>           |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |                   |
| <b>A7</b>                              | The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.                                                                                                 | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Documents reviewed as part of this audit.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No non-compliances with relevant prescribed conditions identified by the audit.   | Compliant         |
| <b>PLANNING SECRETARY AS MODERATOR</b> |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |                   |
| <b>A8</b>                              | 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 | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Documents reviewed as part of this audit.</li> <li>Document titled "Eurobodalla Regional Hospital – Independent Environmental</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | There have not been any disputes with a public authority during the audit period. | Not triggered     |



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| Requirement                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance status |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                 | for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Audit #4 – Request for information" (MPX response to RFI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>EVIDENCE OF CONSULTATION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>A9</b>                       | <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ol> </li> </ol> | <ul style="list-style-type: none"> <li>Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33" dated 25/9/24</li> <li>Records of consultation with various organisations including: <ul style="list-style-type: none"> <li>Aboriginal groups</li> <li>BCD</li> <li>NSW Government Architect</li> <li>Heritage NSW</li> <li>Impacted residents</li> </ul> </li> <li>Multiplex General Correspondence Record (MPX-CGC-000104) titled "Government Architect Requested Changes" dated 29/1/25</li> <li>Meeting minutes, titled "Meeting Minutes, Eurobodalla Regional Hospital, ERH Helipad – Location Evaluation" dated 03/04/25</li> <li>PowerPoint, titled "Eurobodalla Regional Hospital, Revised HLS Location – Updated Options" dated 04/25</li> <li>Mail correspondence from RP Infrastructure to Multiplex Constructions Pty Ltd. Titled "HLS Minutes and Presentation" dated 09/04/25</li> <li>Document titled "Eurobodalla regional Hospital – independent Environmental Audit #4 – Request for information" ((MPX response to RFI)</li> <li>Mail correspondence, from Multiplex, titled "Re: HLS Stakeholder Consultation PUG – Draft Minutes" dated 11/04/26</li> </ul> | <p>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 Southern NSW LHD, relation to the MOD 2 helipad design.</p> <p>No disagreements with any external party were identified by the audit and confirmed during the Audit interview.</p> | Compliant         |



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|                | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance status |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>STAGING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |
| <b>A10</b>     | <p>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).</p> | <ul style="list-style-type: none"> <li>• Eurobodalla Regional Hospital Staging Report Rev 4</li> <li>• Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24</li> <li>• Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> <li>• Group DLA Design Compliance Statement (Crown Certificate) – CC2 dated 30/1/25</li> <li>• Mail correspondence from RP Infrastructure to Multiplex Constructions Pty Ltd, titled “CC3 document – Notice To Commence form – Updated Staging”, dated 05/06/25</li> <li>• Mail Correspondence from RP Infrastructure to Multiplex Constructions, titled “CC3 document – Notice to Commence form – Updated Staging” dated 17/06/25</li> <li>• Mail correspondence from Multiplex Construction to Group DLA, titled “CC3 document – Notice to Commence form – Updated Staging” dated 12/ 06/25</li> <li>• Report titled “Eurobodalla Regional Hospital Staging Report, Rev 3” dated 24/05/24</li> <li>• Request for information, titled “Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information” (undated)</li> <li>• Email from DPHI, titled “New Eurobodalla Regional Hospital – Post Approval Document Received, (SSD-56989722-PA-11)” dated 16/06/25</li> </ul> | <p>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.</p> <p>At the time of IA#4, the Staging Report was undergoing revision to accommodate changes in staging relating to the construction of the Helipad (CC5). The latest version of the Staging report (Rev 4) was provided to the Auditor. At the time of the audit the updated staging report had not been submitted to the Certifier or the Planning Secretary.</p> | Compliant         |



| Requirement                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence                                                                                                                                                                                                                                                                                   | Auditor Conclusion                                                                                                                                                                                                                             | Compliance status |
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|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Letter from DPHI, titled "SSD-56989722 – New Eurobodalla Regional Hospital" dated 16/06/25</li> <li>Mail Correspondence from Multiplex, titled "ERH – Staging Report"</li> <li>Audit #4 – Request for information" (MPX response to RFI)</li> </ul> |                                                                                                                                                                                                                                                |                   |
| <b>STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                |                   |
| <b>A11</b>                                                           | <p>A Staging Report prepared in accordance with condition A10 must:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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);</li> <li>specify how compliance with conditions will be achieved across and between each of the stages of the project;</li> <li>specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</li> <li>set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ol> | <ul style="list-style-type: none"> <li>Eurobodalla Regional Hospital Staging Report Rev 4</li> </ul>                                                                                                                                                                                       | <p>The staging report is comprehensive and includes the information required by this condition.</p> <p>Section 2.1 of the Staging Report provides details of Construction Staging and Section 2.2 provides details of Operational Staging.</p> | Compliant         |



|            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence                                                                                                                                                               | Auditor Conclusion                                                                                                                                                                                          | Compliance status |
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| <b>A12</b> | Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital Staging Report Rev 2</li> </ul> | As observed during the audit site inspection, the construction of the Project is being undertaken in accordance with the staging report.                                                                    | Compliant         |
| <b>A13</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Eurobodalla Regional Hospital Staging Report Rev 2</li> </ul>                                                                   | <p>Staging report includes operation and construction stages. Appendix A of the Staging report notes the relevant timing of each condition.</p> <p>No change to staging report during the audit period.</p> | Compliant         |
| <b>A14</b> | <p>The Applicant may:</p> <ol style="list-style-type: none"> <li>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);</li> <li>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</li> <li>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</li> </ol> | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                  | Noted                                                                                                                                                                                                       | Compliant         |



| Requirement |                                                                                                                                                                                                                   | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance status |
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|             | required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>A15</b>  | 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. | <ul style="list-style-type: none"> <li>Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX RFI Response)</li> <li>Mail correspondence from Multiplex Construction to Group DLA, titled "SSD Condition A32 – Review of Plans" dated 26/05/25</li> <li>Mail Correspondence from Multiplex to DLA, titled "SSD Condition A32 – Review of Plans" dated 12/06/2025</li> <li>Report by Multiplex, titled "Workplace Relations Management Plan" dated 19/12/23</li> <li>Report by PWNA, titled "Eurobodalla Regional Hospital – Site Wide CNVMP" dated 01/07/24</li> <li>Report by Stantec, titled "Eurobodalla Regional Hospital, Construction Pedestrian And Traffic Management Plan" dated 07/11/24</li> <li>Report by Abel Ecology titled "Biodiversity Management Plan Eurobodalla Regional Hospital, Moruya NSW 2537, Lot 2 DP 1281576", dated 03/10/24</li> <li>Report by Biosis, titled "Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan" dated 13/09/24</li> <li>Report by DPHI, titled "New Roundabout and Associated works, Princess Highway, Moruya, Assessment of Review of</li> </ul> | <p>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.</p> <p>During the audit period, the Biodiversity Management Plan was updated to address issues related to the construction of the helipad and the Emergency Management Plan was updated to consolidate appendices.</p> <p>None of these Plans required approval from the Planning Secretary.</p> | Compliant         |



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| Requirement |                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion | Compliance status |
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|             |                                                                                                                                                                                                                                                                              | <p>Environmental Factors – Prepared by Ethos Urban” dated 01/08/22</p> <ul style="list-style-type: none"> <li>• Plan by Multiplex, titled “Design Management Plan, Eurobodalla Regional Hospital” Dated 16/12/24</li> <li>• Plan by Multiplex, titled “Eurobodalla Regional Hospital, Construction Management Plan” dated 03/10/24</li> <li>• Plan by Multiplex, titled “Waste Management Plan, Eurobodalla Regional Hospital” dated 13/02/25</li> <li>• Plan by Multiplex, titled “NSW Quality Management Plan, Eurobodalla Regional Hospital” dated 09/10/24</li> <li>• Plan by Multiplex, titled “Workforce Development Management Plan” dated 11/06/24</li> <li>• Plan from Multiplex, titled “Workforce accommodation plan” dated 10/09/24</li> <li>• Biodiversity Management Plan by Abel Ecology, dated 01/05/26</li> <li>• Emergency Management Plan by Multiplex, dated 07/01/26</li> <li>• Work Health and Safety Management Plan Revision 7, from Multiplex, dated 14/02/26</li> </ul> |                    |                   |
| <b>A16</b>  | 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. | <ul style="list-style-type: none"> <li>• N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Noted              | Compliant         |



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| Requirement                |                                                                                                                                                                                                                                                         | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Compliance status |
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| <b>A17</b>                 | 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. | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliant         |
| <b>STRUCTURAL ADEQUACY</b> |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |
| <b>A18</b>                 | 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.                                 | <ul style="list-style-type: none"> <li>Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> <li>Letter from TTW to MPX titled "Early Works Design, Eurobodalla Regional Hospital" dated 16/12/24</li> <li>Letter from TTW to MPX titled "Eurobodalla Regional Hospital – Structural Design Certificate" dated 13/1/25</li> <li>TTW General Correspondence Reference TTW-GCOR-000746" dated 17/1/25</li> <li>TTW Structural Site Inspection Reports (various)</li> <li>Group DLA Design Compliance Statement (Crown Certificate) – CC2 dated 30/1/25</li> <li>Certificate, titled "Compliance Certification (For Building Services &amp;/Or Components)" dated 22/05/25</li> <li>Letter from Multiplex, titled "Eurobodalla Regional</li> <li>Letter from Multiplex, titled "Eurobodalla Regional Hospital, Structural Design Certificate – CC3" dated 22/05/25</li> <li>Report from TTW, titled "Site Inspection report" dated 05/08/25</li> <li>Mail correspondence from TTW, titled "Site Inspection 160 – Level 2 Zone 4 Pour 3 – Top &amp; PT", dated 05/08/25</li> </ul> | <p>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:</p> <ul style="list-style-type: none"> <li>Compliance with the conditions of approval nominated below</li> <li>Reliance upon the listed documentation relied upon, listed drawings plans</li> <li>Certification of the installation of the relevant portions on completion of the works</li> </ul> <p>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.</p> | Compliant         |



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| Requirement | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Auditor Conclusion | Compliance status |
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|             | <ul style="list-style-type: none"> <li>Report from TTW titled "Site Inspection Report" dated 19/08/25</li> <li>Mail correspondence from TTW, titled "Site Inspection 170 – Ground Floor Zone 5 Pour 1 – Bottom" dated 19/08/25</li> <li>Report from TTW to Multiplex, titled "Site Inspection Report" dated 27/08/25</li> <li>Mail Correspondence from TTW, titled "Site Inspection 180 – Stair 2 SOG" dated 27/08/25</li> <li>Report from TTW, titled "Site Inspection Report", dated 09/09/25</li> <li>Mail correspondence from TTW, titled "Site Inspection 190 – Level 2 Zone 2 Pour 2 – Top &amp; PT", dated 10/09/25</li> <li>Report from TTW, titled "Site inspection Report" dated 01/10/25</li> <li>Mail correspondence from TTW, titled "Site Inspection 210 – Level 2 Zone 5 Pour 1 – Top &amp; PT", dated 01/10/25</li> <li>Report from TTW, titled "Site Inspection Report" dated 20/10/25</li> <li>Table, titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information" (undated)</li> <li>Report titled "Eurobodalla Regional Hospital, ABS Façade, FP1.4 Performance-Based Design Solution" dated 25/03/25</li> <li>Mail correspondence from Multiplex, titled "CC3 Item 7.1 – Façade Weather Proofing Performance Solution Report" dated 09/04/25</li> <li>Report from TTW, titled "NCC 2019, BCA Volume 1, AMDT 1 – FP1.4 Performance – Based Design Brief, Eurobodalla Regional Hospital, Lot 2 DP1281576,</li> </ul> |                    |                   |



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| Requirement                        |                                                                                                                                     | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Auditor Conclusion                                                                                                                             | Compliance status |
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|                                    |                                                                                                                                     | <p>Princes Highway, Moruya NSW 2537", dated 28/05/25</p> <ul style="list-style-type: none"> <li>Audit #4 – Request for information" (MPX response to RFI)</li> <li>TTW Site Inspection Reports (SIR's 160,170,170,190,200,210,220)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                |                   |
| <b>EXTERNAL WALLS AND CLADDING</b> |                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                |                   |
| <b>A19</b>                         | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Bushfire Consultants Design Statement, Abel Bushfire 13/6/25</li> <li>Report by JFS Engineers, titled "Eurobodalla Regional Hospital, ABS Facade FP1.4, Performance-Based Design Solution" dated 25/03/25</li> <li>Mail correspondence from Multiplex, titled "CC3 Item 7.1 – Façade Weather Proofing Performance Solution Report" dated, 09/04/25</li> <li>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</li> <li>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</li> <li>Letter from Architectus, titled "New Eurobodalla Regional Hospital CC3_Non-combustible disclosure rev 4" dated 30/05/25</li> </ul> | Has been addressed in Construction Certificate (CC3). Substantial and detailed evidence was provided to the Auditor to demonstrate compliance. | Compliant         |



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| Requirement | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion | Compliance status |
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|             | <ul style="list-style-type: none"> <li>• Fire assessment report, titled "Fire assessment report, Assessment of CSR Bradford Glasswool insulation products to AS 1530.1: 1994 (R2016)" dated 31/06/24</li> <li>• Fire assessment report, titled "Fire assessment report, Assessment of CSR Bradford Glasswool insulation products to AS 1530.1: 1994 (R2016)" dated 03/11/21</li> <li>• Report by CSIRO, titled "Fire Resistance of various Austral Masonry walls in accordance with AS 1530.4-2014" dated 24/06/2021</li> <li>• Test report from Warrington Fire, titled "Fire Resistance Test Report" dated 26/08/20</li> <li>• Certificate from Ignis Labs, titled "Material Fire Test Certificate" dated 13/08/25</li> <li>• Product data, titled "Flammability of Lysaght Steel Products" dated July 2024</li> <li>• Certificate, titled "Certificate of test, Combustibility Test For Materials in Accordance with AS 1530.1-1994" dated 23/06/20</li> <li>• Certificate, titled "Certificate of Test, Combustibility Test for Materials in Accordance with AS 1530.1-1994", dated 21/12/20</li> <li>• 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</li> <li>• Certificate from ABS Facade, titled "Certificate of Compliance" dated 14/05/25</li> <li>• 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</li> </ul> |                    |                   |



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| Requirement | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Auditor Conclusion | Compliance status |
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|             | <ul style="list-style-type: none"> <li>Report by AWTA Product Testing, titled "Replacement of Initial Report dated 27/01/2017" dated 08/04/2019</li> <li>Certificate, titled "Certificate of Test" Combustibility Test For Materials in Accordance with AS 1530-1 1994" dated 20/06/20</li> <li>Certificate, titled "Certificate of Test, Combustibility test for materials in accordance with AS 1530.1-1994" dated 21/12/20</li> <li>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</li> <li>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</li> <li>Mail correspondence from Multiplex, titled "CC3 Item 7.3 – External Wall Test Reports" dated 04/03/25</li> <li>Table from Multiplex, titled "ERH Sample Review and Approval; Sample No. ERH-ABS-FAC-SAM-0033" dated 28/02/25</li> <li>Table from Multiplex for ABS Façade, titled "ERH Sample Review and Approval ERH-ABS-FAC-SAM-0034" dated 28/02/25</li> <li>Table from Multiplex for ABS Façade, titled "ERH Sample Review and Approval ERH-ABS-FAC-SAM-0035" dated 28/02/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 –</li> </ul> |                    |                   |



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| Requirement                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Auditor Conclusion                                                                                                                                                                                                                       | Compliance status |
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|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Request for Information (MPX response to RFI) <ul style="list-style-type: none"> <li>Audit #4 – Request for information” (MPX response to RFI)</li> <li>TTW Façade Site Inspection Report #2 dated 9/12/25</li> <li>TTW Façade Site Inspection Report #3 dated 31/1/26</li> </ul>                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                          |                   |
| <b>DESIGN AND CONSTRUCTION for BUSHFIRE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                          |                   |
| <b>A20</b>                                  | 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.                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Bushfire Consultants Design Statement, Certificate No: 2816- CERT-010ISS-3, Abel Bushfire, dated 13/6/25</li> <li>Statement by Abel Bushfire, titled “Bushfire Consultants Design Statement” dated 30/05/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A20 (MPX response to RFI)</li> </ul>                                                                                                       | The bushfire consultant’s design statement confirms compliance with this condition.<br><br><b>Auditor Note:</b> The compliant finding relates to the design phase with further assessment required following completion of construction. | Compliant         |
| <b>A21</b>                                  | The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to: <ul style="list-style-type: none"> <li>a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant);</li> <li>b) Asset Protection Zones (APZs) and building construction (Table 6.8a);</li> <li>c) Safe operational access for emergency services personnel (Table 6.8b); and</li> <li>d) Water, electricity and gas (Table 6.8c).</li> </ul> | <ul style="list-style-type: none"> <li>Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24</li> <li>Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> <li>Bushfire Consultants Design Statement, Certificate No: 2816- CERT-010ISS-3, Abel Bushfire, dated 13/6/25</li> <li>Letter from Abel Bushfire to MPX titled “State Significant Development Application, Eurobodalla Regional Hospital, Breamar Drive, Moruya” dated 15/11/23</li> <li>Appendix H – Assessment of Bushfire Hazard, Abel Bushfire, dated 27/11/23</li> </ul> | The bushfire consultant’s design statement confirms compliance with this condition.<br><br><b>Auditor Note:</b> The compliant finding relates to the design phase with further assessment required following completion of construction. | Compliant         |



| Requirement                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Evidence                                              | Auditor Conclusion | Compliance status |
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| <b>APPLICABILITY OF GUIDELINES</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                    |                   |
| <b>A22</b>                                 | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Noted              | Compliant         |
| <b>A23</b>                                 | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Noted              | Compliant         |
| <b>MONITORING AND ENVIRONMENTAL AUDITS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                    |                   |
| <b>A24</b>                                 | <p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&amp;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.</p> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Noted              | Compliant         |



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|            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence                                                                                                                                            | Auditor Conclusion                                                                                                                                                                                                                                                                                                         | Compliance status |
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| <b>A25</b> | <p>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:</p> <ol style="list-style-type: none"> <li>a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>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;</li> <li>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;</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaints register, updated monthly;</li> <li>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;</li> <li>x. any other matter required by the Planning Secretary; and</li> <li>xi. keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the</li> </ol> </li> </ol> | <ul style="list-style-type: none"> <li>• <a href="https://eurobodallahs.health.nsw.gov.au/">https://eurobodallahs.health.nsw.gov.au/</a></li> </ul> | <p>A project website has been established and includes a dedicated page for works documentation.</p> <p>Documents required by this condition are provided on the project website.</p> <p>A link has also been provided to the DPHI website which includes pre-approval documentation (Environmental Impact Assessment)</p> | Compliant         |



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| Requirement                                          |                                                                                                                                                                                                                                                                                                                                          | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance status |
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|                                                      | commencement of operations or 12 months after compliance with all conditions (whichever is later).                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| <b>COMPLIANCE</b>                                    |                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| <b>A26</b>                                           | 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.                                                                                   | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Project site induction – ERH Rev 6</li> <li>Safe Work Method Statement (SWMS) – ERH Aboriginal Cultural Heritage Management Plan</li> <li>Toolbox meeting signoff sheet, unexpected finds protocol dated 1/10/24</li> <li>Toolbox meeting signoff sheet, Cleanaway overload bin dated 6/3/25</li> <li>Atcall Toolbox Meeting record dated 22/5/25</li> <li>Multiplex Project induction handout, NSW WHS F 002 dated 29/4/25</li> <li>Mail Correspondence from multiplex titled “Daily Pre-Start – Monda 13/04/2026” dated 10/04/26</li> <li>Powerpoint from Multiplex, titled “Eurobodalla Regional Hospital; Induction” (undated)</li> <li>Toolbox Talks recors – various</li> </ul> | <p>All personnel who work on the site are required to attend a site induction covering WHS, Heritage and Environmental and SSD requirements.</p> <p>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.</p> <p>Targeted toolbox talks have been held with Contractors to communicate the approved traffic turning route via Noads Road.</p> | Compliant         |
| <b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b> |                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| <b>A27</b>                                           | 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. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Photographic records</li> <li>Letter from DPE to Health Infrastructure, titled “New Eurobodalla Regional Hospital – Post Approval Document Received – (SSD-56989722-PA-12)” dated 04/07/25</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>During the audit period, one incident was reported to the Department via the DPHI Portal on the 20/1/26</p> <p>The incident report noted that</p> <p>“On 16 th of January 2026, the ERH site experienced 110.4 mm of rain across the project. Due to the volume of water, which is above the</p>                                                                                                                                                                                                                                                                                                                                  | Compliant         |



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| Requirement | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance status                |
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|             | <ul style="list-style-type: none"> <li>Letter from DPHI titled "Re: SSD-56989722 – New Eurobodalla Regional Hospital – Conditions A27 Reporting and Response", dated 04/07/25</li> <li>Letter from EPA NSW, titled "REF-NO-40193 Report to NSW EPA 04/07/25" dated 04/07/25</li> <li>Mail correspondence from RP Infrastructure, titled "ERH: Significant Rainfall Event and Sediment Control" dated 08/07/25</li> <li>Report from EPA titled "REF-NO-40193 Report to NSW EPA 04/07/25"</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A27" (MPX response to RFI)</li> <li>Complaints and Incidents Register, from NSW DPHI, dated 29/03/26</li> <li>Drone photos</li> <li>ERH Rainfall Jan 2026</li> <li>Letter from Health Infrastructure, titled "SSD-56989722 – New Eurobodalla Regional Hospital – Conditions A27 &amp; A28 Incident Notification, Reporting and Response" dated 20/01/26</li> <li>Email from Health Infrastructure, titled "New Eurobodalla Regional Hospital – Post Approval Document Received – (SSD-56989722-PA-16)" dated 20/01/26</li> <li>Mail correspondence from RP Infrastructure, titled "ERH: Incident Notification to EPA" dated 26/01/26</li> </ul> | <p>design criteria of 37mm over a 5-day period based off an 85th percentile storm event for the local region, the Planning Secretary is advised that the site's sediment control measures reached capacity with water leaving the sediment basins through the designed spillways"</p> <p>DPHI responded to the incident report on the 23/1/26 noting the following:</p> <ul style="list-style-type: none"> <li>the reported incident occurred following 110.4mm of rain, resulting in a volume of water above the design criteria</li> <li>no non-compliances with consent conditions were identified as a result of the incident</li> <li>the reported incident was brought to the attention of the NSW Environment Protection Authority (EPA) who was contacted by an external party during the rain event</li> <li>the incident was also reported to the Eurobodalla Shire Council</li> <li>sediment controls are being reinstated and water in sediment basins is being treated with flocculant; and</li> <li>Health Infrastructure continues to liaise with the NSW EPA and Eurobodalla Shire Council, who may send further correspondence.</li> </ul> |                                  |
| <b>A28</b>  | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Training register – Sediment basin discharge procedure dated 12/2/25</li> <li>Multiplex Environmental Recordable Event Report, dated 31/12/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>As above</p> <p>Compliant</p> |



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| Requirement                        |                                                                                                                                                                                                                                                                                                         | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance status |
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|                                    |                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Multiplex Correspondence reference number RPA-GCOR-004493 titled "ERH Potential Sediment Barrier Breach" dated 13/2/25</li> <li>• Arcadis Correspondence reference number MPX-RFI-000844" dated 13/2/25</li> <li>• Incident Report for Eurobodalla Regional Hospital, dated 10/2/25</li> <li>• Letter from DPHI to Health Infrastructure titled "Eurobodalla Regional Hospital – Sediment Laden Runoff" dated 24/2/25</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information (MPX response to RFI)</li> </ul>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>NON-COMPLIANCE NOTIFICATION</b> |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>A29</b>                         | 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 portal within seven days after they identify any non-compliance. | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> <li>• Health Infrastructure, Independent Audit – Proponent review and response, SSD-56989722 Eurobodalla Regional Hospital" dated 10/2/25</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A29" (MPX response to RFI)</li> <li>• Eurobodalla Hospital IEA – Audit A29</li> <li>• Email from RP Infrastructure, titled "ERH: Incident Notification to EPA" dated 26/01/26</li> <li>• Email from RP Infrastructure, titled "ERH: Independent Environmental Audit #3 Outcomes" dated 27/03/26</li> </ul> | <p>As noted in the previous Audit (IA#3), a non-compliance with Condition C9 was raised in relation to the non-compliant use of Mollee Road for the turning of vehicles. DPHI were notified of the non-compliance with the submission of the IEA#3 Audit report.</p> <p><b>Observation</b></p> <p>As noted below, further non-compliances with Condition C9 have occurred during the Audit period; however, these have not been reported to DPHI.</p> <p><b>Recommendation</b></p> <p>Due to ongoing non-compliances with Condition C9, further notifications to DPHI are warranted in accordance with this condition. It may not be practical to notify DPHI in every event when a breach of C9 occurs; instead it may be more practical for notifications to be issued to DPHI on a</p> | Compliant         |



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| Requirement                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Compliance status |
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|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | monthly basis. The frequency of reporting should be discussed and agreed with DPHI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>A30</b>                                        | 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.                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information A30” (MPX response to RFI)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | As above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Not triggered     |
| <b>A31</b>                                        | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Noted. Incidents have been reported during the audit period as noted above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not triggered     |
| <b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| <b>A32</b>                                        | <p>Within three months of:</p> <ol style="list-style-type: none"> <li>the submission of an incident report under condition A28;</li> <li>the submission of an Independent Audit under condition C38 or C40;</li> <li>the approval of any modification of the conditions of this consent; or</li> <li>the issue of a direction of the Planning Secretary under condition A3 which requires a review,</li> </ol> <p>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.</p> | <ul style="list-style-type: none"> <li>Document titled “Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information” (MPX RFI Response)</li> <li>Mail correspondence from Multiplex Construction to Group DLA, titled “SSD Condition A32 – Review of Plans” dated 26/05/25</li> <li>Mail Correspondence from Multiplex to DLA, titled “SSD Condition A32 – Review of Plans” dated 12/06/2025</li> <li>Report by Multiplex, titled “Workplace Relations Management Plan” dated 19/12/23</li> <li>MPX-CONTADV-010568 A32 - Revision of Strategies / Plans and Programs</li> <li>Report by PWNA, titled “Eurobodalla Regional Hospital – Site Wide CNVMP” dated 01/07/24</li> <li>Report by Stantec, titled “Eurobodalla Regional Hospital, Construction</li> </ul> | <p>As noted in IA#3, 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.</p> <p>During this Audit period, management plans were reviewed and the certifier was notified that a review was being carried out.</p> <p>None of the original plans required approval from DPHI; therefore re-submission is not required.</p> | Compliant         |



| Requirement |                                                                                                                                                                                                                                                                                                                                                             | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Auditor Conclusion                                                                                                                                                                                                                                                        | Compliance status |
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|             |                                                                                                                                                                                                                                                                                                                                                             | <p>Pedestrian and Traffic Management Plan" dated 07/11/24</p> <ul style="list-style-type: none"> <li>• Report by AbelEcology titled "Biodiversity Management Plan Eurobodalla Regional Hospital, Moruya NSW 2537, Lot 2 DP 1281576", dated 03/10/24</li> <li>• Report by Biosis, titled "Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan" dated 13/09/24</li> <li>• 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</li> <li>• Plan by Multiplex, titled "Design Management Plan, Eurobodalla Regional Hospital" Dated 16/12/24</li> <li>• Plan by Multiplex, titled "Eurobodalla Regional Hospital, Construction Management Plan" dated 03/10/24</li> <li>• Plan by Multiplex, titled "Waste Management Plan, Eurobodalla Regional Hospital" dated 13/02/25</li> <li>• Plan by Multiplex, titled "NSW Quality Management Plan, Eurobodalla Regional Hospital" dated 09/10/24</li> <li>• Plan by Multiplex, titled "Workforce Development Management Plan" dated 11/06/24</li> </ul> |                                                                                                                                                                                                                                                                           |                   |
| <b>A33</b>  | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are | <ul style="list-style-type: none"> <li>• Document titled "Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information" (MPX RFI Response)</li> <li>• Mail correspondence from Multiplex Construction to Group DLA, titled "SSD</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | As noted in IA#3, 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 | Not triggered     |



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|  | Requirement                                                                                                                                                                                                                                                                                                                                                                                   | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Auditor Conclusion                                                                                                                                                                                                                                                                                     | Compliance status |
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|  | <p>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.</p> <p>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.</p> | <p>Condition A32 – Review of Plans” dated 26/05/25</p> <ul style="list-style-type: none"> <li>• Mail Correspondence from Multiplex to DLA, titled “SSD Condition A32 – Review of Plans” dated 12/06/2025</li> <li>• Report by Multiplex, titled “Workplace Relations Management Plan” dated 19/12/23</li> <li>• Report by PWNA, titled “Eurobodalla Regional Hospital – Site Wide CNVMP” dated 01/07/24</li> <li>• Report by Stantec, titled “Eurobodalla Regional Hospital, Construction Pedestrian And Traffic Management Plan” dated 07/11/24</li> <li>• Report by AbelEcology titled "Biodiversity Management Plan Eurobodalla Regional Hospital, Moruya NSW 2537, Lot 2 DP 1281576", dated 03/10/24</li> <li>• Report by Biosis, titled “Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan” dated 13/09/24</li> <li>• 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</li> <li>• Plan by Multiplex, titled “Design Management Plan, Eurobodalla Regional Hospital” Dated 16/12/24</li> <li>• Plan by Multiplex, titled “Eurobodalla Regional Hospital, Construction Management Plan” dated 03/10/24</li> <li>• Plan by Multiplex, titled “Waste Management Plan, Eurobodalla Regional Hospital” dated 13/02/25</li> </ul> | <p>advised of the review as required by Condition A32.</p> <p>During this Audit period, management plans were reviewed and the certifier was notified that a review was being carried out.</p> <p>None of the original plans required approval from DPHI; therefore re-submission is not required.</p> |                   |



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| Requirement                |                                                                                                                                        | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                        | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance status |
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|                            |                                                                                                                                        | <ul style="list-style-type: none"> <li>Plan by Multiplex, titled "NSW Quality Management Plan, Eurobodalla Regional Hospital" dated 09/10/24</li> <li>Plan by Multiplex, titled "Workforce Development Management Plan" dated 11/06/24</li> </ul>                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>ABORIGINAL HERITAGE</b> |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>A34</b>                 | All reasonable steps must be taken to avoid harm, impacts or modifications to Aboriginal objects except as authorised by this consent. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Eurobodalla Regional Hospital, Site Plan Rev 1 dated 19/8/24</li> <li>RPA-GCOR-004100_Re ERH- Artefact Reburial Saturday 7th</li> <li>Works Notification – "Eurobodalla Regional Hospital Archaeological Salvage" dated 15/8/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information" (MPX response to RFI)</li> </ul> | <p>Salvage of heritage items was undertaken by Biosis prior to the commencement of ground disturbance.</p> <p>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.</p> <p>No objects were discovered or damaged during the audit period.</p> <p>As observed during the audit site inspection, protection measures are in place to prevent impacts to any heritage items or places.</p> <p>No unexpected heritage finds were recorded during the audit period.</p> | Compliant         |
| <b>A35</b>                 | The Registered Aboriginal Parties must be consulted about the Aboriginal cultural heritage management requirements of the development. | <ul style="list-style-type: none"> <li>Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33 dated 25/9/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information A35" (undated)</li> </ul>                                                                                                                    | 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 consultation undertaken with the RAPS during the audit period.                                                                                                                                           | Compliant         |



| Requirement                                         | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Compliance status |
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| <b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
| <b>NOTIFICATION OF COMMENCEMENT</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
| <b>B1</b>                                           | <p>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.</p> <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The Planning Secretary was formally notified of the construction commencement date (of Thursday 12 September 2024) on the 9th of September 2024.</p> <p><b>Auditor Note:</b></p> <p>The compliant finding relates to the construction phase with further notification required prior to the commencement of operation.</p>                                                                                                                                                                                                      | Compliant         |
| <b>B2</b>                                           | <p>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.</p> <ul style="list-style-type: none"> <li>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</li> <li>Email from DPHI to Health Infrastructure titled "New Eurobodalla Regional Hospital – Post Approval Document Received (SSD-56989722-PA-6)" dated 15/1/25</li> <li>Eurobodalla Regional Hospital Staging Report, Rev 3</li> <li>Letter from Health Infrastructure to DPHI titled "SSD – 56989722- New Eurobodalla Regional Hospital", dated 16/1/25</li> <li>Mail correspondence from RP Infrastructure to Multiplex Constructions Pty Ltd, titled "CC3 document – Notice To Commence form – Updated Staging", dated 05/06/25</li> <li>Mail Correspondence from RP Infrastructure to Multiplex Constructions, titled "CC3 document – Notice to</li> </ul> | <p>The following notifications have been provided to the Planning Secretary in accordance with this condition:</p> <ul style="list-style-type: none"> <li>Stage 1 (CC1) on 9/9/24</li> <li>Stage 2 (CC2) on 15/1/25</li> <li>Stage 3 (CC3) on 16/6/25</li> <li>Stage 5 (CC5) on 6/5/26</li> </ul> <p><b>Auditor Note:</b></p> <p>CC4 relates to the roundabout being constructed on the Princes Highway near the site entrance. These works are being undertaken under and REF and are outside the conditions of this consent.</p> | Compliant         |



| Requirement               |                                                                                                                                                                                                                                                                        | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance status |
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|                           |                                                                                                                                                                                                                                                                        | <p>Commence form – Updated Staging” dated 17/06/25</p> <ul style="list-style-type: none"> <li>• Mail correspondence from Multiplex Construction to Group DLA, titled “CC3 document – Notice to Commence form – Updated Staging” dated 12/ 06/25</li> <li>• Report titled “Eurobodalla Regional Hospital Staging Report, Rev 3” dated 24/05/24</li> <li>• Request for information, titled “Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information” (undated)</li> <li>• Email from DPHI, titled “New Eurobodalla Regional Hospital – Post Approval Document Received, (SSD-56989722-PA-11)” dated 16/06/25</li> <li>• Letter from DPHI, titled “SSD-56989722 – New Eurobodalla Regional Hospital” dated 16/06/25</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| <b>DETAILED DESIGN</b>    |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| <b>B3</b>                 | Condition B3 was deleted by Modification 3                                                                                                                                                                                                                             | • N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | • N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A               |
| <b>CERTIFIED DRAWINGS</b> |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| <b>B4</b>                 | 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 practising Structural Engineer that demonstrates compliance with this development consent. | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> <li>• Structural engineer – contact details</li> <li>• Aconex Correspondence reference MPX-CADV-000210 titled “Group DLA CC1 Crown Certificate Deliverable List – Item 8.1 Structural Drawings dated 11/8/24</li> <li>• Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> <li>• Letter from TTW to Multiplex, titled “Eurobodalla Regional Hospital, Structural</li> </ul>                                                                                                                                                                                                                                                                                 | <p>Taylor Thompson Whitting (TTW) have been appointed as the Structural Engineer.</p> <p>The Structural engineering drawings were provided to the certifier on 11/8/24</p> <p>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</p> <p>Additional structural drawings prepared by TTW and provided to the Auditor as evidence were</p> | Compliant         |



| Requirement                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Auditor Conclusion                                                                                                                              | Compliance status |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Design Certificate – CC3, Building Structure”, dated 22/05/25<br><ul style="list-style-type: none"> <li>• Mail Correspondence from Group DLA, titled “Re: CC3 Item 8.2 – Structural Design Certification”, dated 07/05/25</li> <li>• Eurobodalla Regional Hospital Environmental Audit #3 – Request for Information, Condition B4, (undated)</li> <li>• Design Plans from TTW, dated 06/09/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                       | submitted to the Certifier as part of the CC3 submission.                                                                                       |                   |
| <b>EXTERNAL WALLS AND CLADDING</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                 |                   |
| <b>B5</b>                                                                         | 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. | <ul style="list-style-type: none"> <li>• Audit interview 14/4/26</li> <li>• Site inspection 14/4/26</li> <li>• Letter from Architectus, Conrad Garrett to Group DLA titled New Eurobodalla Regional Hospital CC3_Non-Combustible disclosure rev1 dated 17/4/25</li> <li>• Fire Assessment report, Assessment of CSR Bradford mineral fibre insulation products to AS 1530.1:1994, dated 3/11/21</li> <li>• CSR Building products test report (test number 4506613430 dated 28/4/23</li> <li>• External Wall System Disclosure Statement (Design), External Wall Components Type A&amp;B Construction, dated 15/4/25</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, condition B5 (undated)</li> </ul> | Has been addressed in Construction Certificate (CC3). Substantial and detailed evidence was provided to the Auditor to demonstrate compliance.  | Compliant         |
| <b>PRE-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                 |                   |
| <b>B6</b>                                                                         | Prior to the commencement of any construction, the Applicant must:                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Aconex Correspondence MPX- CADV-000210 titled “Group DLA CC1 Crown</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Appropriate correspondence with utility providers including Eurobodalla Shire Council, TfNSW, Telstra and Essential Energy were provided to the | Compliant         |



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| Requirement                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Auditor Conclusion                                                                                                                                                                                                                                                                                                 | Compliance status |
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|                                                       | <ul style="list-style-type: none"> <li>a. consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>b. prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</li> <li>c. submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>d. provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested.</li> </ul> | <p>Cert Deliverable List – Item 3.3.5 and 3.3.6 – Dilap (B6- B9) dated 4/9/24</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Essential Energy, Dial Before you Dig Report dated 5/6/24</li> <li>• Steensen Varming Report- Section 3.0 Existing utility Services</li> <li>• Email from Telstra to Multiplex titled “SR373779-1 Lot 6 Princes Highway Moruya, 2537 dated 9/9/24</li> <li>• Letter from HI to Eurobodalla Shire Council titled “New Eurobodalla Regional Hospital” August 2024</li> <li>• Email from HI to Eurobodalla Shire Council titled “240903 Council Letter – Pre Construction Report” dated 3/9/24</li> <li>• Aconex Correspondence MPX- CADV-000210 titled “ERH: Pre-Construction Road Survey” dated 29/8/24</li> </ul> | <p>auditor to demonstrate the required consultation has been undertaken.</p> <p>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.</p> <p>The Planning Secretary has not requested a copy of the Pre-Construction Dilapidation Survey.</p> |                   |
| <b>PRE-CONSTRUCTION SURVEY – ADJOINING PROPERTIES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                    |                   |
| <b>B7</b>                                             | Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Letter from Multiplex to Neighbours titled “REF Dilapidation Survey” dated 12/6/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Pre-construction surveys were offered to the owners of residential buildings on 12/6/24                                                                                                                                                                                                                            | Compliant         |
| <b>B8</b>                                             | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Dilapidation Survey Reports, Eurobodalla Regional Hospital, <ul style="list-style-type: none"> <li>○ 33 Caswell St Moruya,</li> <li>○ 33 Maunsell St Moruya</li> <li>○ 34 Caswell St Moruya</li> <li>○ 36 Caswell St Moruya</li> <li>○ 36 Keightley St Moruya</li> <li>○ 36 Maunsell St Moruya</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Pre-construction surveys have been undertaken of nearby residential buildings and facades. The experience of the company undertaking the works is suitable.                                                                                                                                                        | Compliant         |



| Requirement                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Auditor Conclusion                                                                                                                                                                                                                                                             | Compliance status |
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|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>○ Façade Survey (various properties)</li> <li>• JTDS p/I CV 26/8/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                |                   |
| <b>B9</b>                                   | <p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must:</p> <ol style="list-style-type: none"> <li>provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</li> <li>submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.</li> </ol> | <ul style="list-style-type: none"> <li>• Letter from HI to Neighbours titled "Eurobodalla Hospital – Preconstruction Dilapidation Surveys" dated August 2024</li> <li>• Audit interview 14/4/26</li> <li>• Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Letters and dilapidation surveys were provided to relevant residents prior to the commencement of construction.</p> <p>The Planning Secretary has not requested a copy of the pre-construction survey report.</p>                                                           | Compliant         |
| <b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                |                   |
| <b>B10</b>                                  | <p>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.</p>                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Eurobodalla Regional Hospital, Proposed Environmentally Sustainable Design Alternative Pathway</li> <li>• Eurobodalla Regional Hospital ESD SEARs Report, Final Rev E dated 9/2/23</li> <li>• Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> <li>• Eurobodalla Regional Hospital Staging Report, Rev 2</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, condition B10 (undated)</li> <li>• 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> </ul> | <p>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.</p> | Compliant         |



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| Requirement |                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Auditor Conclusion                                                                                                                                                                                                                                                      | Compliance status |
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|             |                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <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</li> <li>ABS Façade Certificate of Compliance dated 7/5/25</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                         |                   |
| <b>B11</b>  | 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. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital Staging Report, Rev 2</li> <li>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</li> <li>Mail correspondence from Multiplex to DLA, titled "CC3 Item 15.1 – Section J Energy Efficiency Report" dated 18/02/25</li> <li>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</li> <li>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</li> <li>Mail Correspondence from Group DLA to Multiplex, titled "Re: CC3 Item 1.9 &amp; 1.10 – BCA Design Statement" dated 03/06/25</li> <li>Letter from DCS, titled "Re: Design and Building Practitioner Act 2020 – application to certain building work by the</li> </ul> | 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 |
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|                         |                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Health and Administration Corporation", dated 29/09/23</p> <ul style="list-style-type: none"> <li>• Mail correspondence from Group DLA, to Multiplex Construction, "Re: CC3 Item 1.9 &amp; 1.10 – BCA Design Statement" dated 03/06/25</li> <li>• 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</li> <li>• Certificate of Compliance for ABS Façade, dated 24/05/24</li> <li>• Certificate of compliance for ABS Façade, dated 07/05/25</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B11 (MPX response to RFI)</li> </ul> |                                                                                                                                                     |                   |
| <b>OUTDOOR LIGHTING</b> |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                   |
| <b>B12</b>              | <p>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 – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p> | <ul style="list-style-type: none"> <li>• Design Statement, Outdoor Lighting Services, Eurobodalla Regional Hospital, Star Group, dated 21/8/24 Eurobodalla Regional Hospital, Electrical Services, Suite Plan- Lighting Strategy, Illumination Diagram, Conrad Gargett, r1 dated 21/8/24</li> <li>• Design Statement – Outdoor Lighting Services, Eurobodalla Regional Hospital, JHA dated 26/8/24</li> <li>• 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</li> </ul>                                                                                                                                      | <p>Design Certificates, lighting strategy and illuminance diagrams were submitted to the Certifier as part of the CC1 package of documentation.</p> | Compliant         |



| Requirement                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence                                                                                                                                                                                                                                                                                         | Auditor Conclusion                                                                                                                                                                                             | Compliance status |
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| <b>DEMOLITION</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |                   |
| <b>B13</b>                                        | <p>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.</p>                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                       | 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     |
| <b>ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |                   |
| <b>B14</b>                                        | <p>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).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li><i>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></i></li> <li><i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for management plans.</i></li> </ul> | <ul style="list-style-type: none"> <li>Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B14 (MPX response to RFI)</li> </ul> | 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         |



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|            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance status |
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|            | <b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |
| <b>B15</b> | <p>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:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) fencing to be installed to restrict access within 10m of any on-site riparian watercourse; and</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> </ul> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated</p> | <ul style="list-style-type: none"> <li>• Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4</li> <li>• Aconex correspondence reference MPX-CADV-000210 titled "Group DLACC1 Crown Cert Deliverables List – Item 3.3.9-B14-B15 CEMP" dated 11/9/24</li> <li>• Works Documentation - Eurobodalla Hospital and Health Services Redevelopment</li> <li>• Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> </ul> | <p>The CEMP was provided to the Certifier on the 11/9/24 and is available on the project website.</p> <p>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.</p> <p>None of the original plans required approval from DPHI; therefore, re-submission is not required.</p> | Compliant         |



|            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Auditor Conclusion                                                                                                                                                                                                                                                                                                  | Compliance status |
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|            | <p>material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B18); and</p> <p>(g) Biodiversity Management Sub-Plan (see condition B19).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                     |                   |
| <b>B16</b> | <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s);</p> <p>b) be prepared in consultation with Council and TfNSW;</p> <p>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; measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>d) heavy vehicle routes, access and parking arrangements;</p> <p>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</p> | <ul style="list-style-type: none"> <li>• Eurobodalla Regional Hospital, Construction Pedestrian and Traffic Management Plan, Stantec, Rev E, dated 22/8/24</li> <li>• Email "TfNSW ERH Slip Lane Works Approved"</li> <li>• Email "To ESC ERH RD0079_24 Princes Hwy Moruya-ERH SSDA 1 of 4</li> <li>• Email "To TfNSW ESC ERH – Acceleration Lane TMP"</li> <li>• Email to TfNSW ERH – Section 138 for Slip Lane"</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B16 (MPX response to RFI)</li> </ul> | <p>The CTMP was prepared by Stantec, an experienced traffic engineering company and was prepared in consultation with both TfNSW and Eurobodalla Shire Council.</p> <p>Section 4 of the CTMP addresses the requirements of c) (i) to (v).</p> <p>The CTMP was reviewed during the Audit period following MOD 1.</p> | Compliant         |



| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance status |
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|             | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>B17</b>  | <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition(d);</li> <li>(f) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(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.</li> </ul> | <ul style="list-style-type: none"> <li>• Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24</li> <li>• Works Notification, New Eurobodalla Regional Hospital, dated 20/8/24</li> <li>• Boulder removal, noise impact</li> <li>• Aconex Correspondence (GroupDLA-GCOR-000018) titled “Noise and Vibration – letter to neighbours” dated 20/11/24</li> <li>• Aconex Correspondence MPX-CADV-000210 titled Group DLA Crown Certificate Deliverable List – Item 3.3.11 CNVOM</li> <li>• Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B17 (MPX response to RFI)</li> </ul> | <p>The construction noise and vibration management plan has been prepared by experienced Acoustic Consultants, Pulse White Noise.</p> <ul style="list-style-type: none"> <li>• Section 5 of the CNVMP provides details of measures to be implemented that address the requirements of items b) – d)</li> <li>• The Auditor was provided with examples of communications with project neighbours in relation to noisy works</li> <li>• Details of the complaints management system is provided in Section 5.5 of the CNVMP</li> </ul> <p>The CNVMP was submitted to the Certifier on the 21/8/24.</p> <p>The CNVMP was reviewed during the audit period following MOD 1.</p> | Compliant         |



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|            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance status |
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| <b>B18</b> | <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) information regarding the recycling and disposal locations; and</li> <li>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>                  | <ul style="list-style-type: none"> <li>Waste Management Plan, Eurobodalla Regional Hospital, Revision 4 dated 4/9/24</li> <li>Aconex Correspondence reference MPX-CADV-000210 titled "Group DLA CC1 Crown Cert Deliverables List – Item B18 Construction Waste Management Plan" dated 19/11/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B18 (MPX response to RFI)</li> </ul>                                 | <p>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:</p> <ul style="list-style-type: none"> <li>Recording of quantities (section 3.3)</li> <li>Waste classifications (Section 2.5)</li> <li>Recycling (Sections 3 and 5)</li> <li>Validation and confirmation of contamination status (Section 4.2)</li> </ul> <p>The CWMP was reviewed during the audit period following MOD 1.</p> | Compliant         |
| <b>B19</b> | <p>The Biodiversity Management Sub-Plan (BMSPP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person/s;</li> <li>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in 'Biodiversity Development Assessment Report' (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</li> <li>(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage</li> </ul> | <ul style="list-style-type: none"> <li>Biodiversity Management Plan, Eurobodalla Regional Hospital, Moruya NSW, 2537, Lot 2 DP 128576, Proposed Regional Hospital, rev 2 dated 3/10/24</li> <li>Tree Removal Plan, Drawing Number ERH-BB-LA-DWG-006A Rev 07 dated 11/10/24</li> <li>Hollow relocation plan and register dated</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B19 ((MPX response to RFI)</li> </ul> | <p>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.</p> <p>Implementation of the biodiversity management plan was observed during the Audit included nest boxes installed, a tree removal plan and hollow relocation plan that notes the installation of 24 tree hollows.</p>                      | Compliant         |



| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Evidence                                                                 | Auditor Conclusion                                                                                                                                                                                                                                                                                             | Compliance status |
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|             | <p>impacts on biodiversity, including timing and responsibility for delivery of the measures; and</p> <p>(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:</p> <p>(i) detail measures to be used for the relocation, installation and management of tree hollows; and</p> <p>(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.</p> |                                                                          | The BMP was reviewed during the Audit period following MOD 1.                                                                                                                                                                                                                                                  |                   |
| <b>B20</b>  | <p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Driver code of conduct</li> </ul> | <p>The driver code of conduct is included as part of the CTMP and contains relevant information.</p> <p>As recommended previously, 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).</p> | Compliant         |



| Requirement                 |                                                                                                                                                                                                                                                                                                                         | Evidence                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance status |
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| <b>CONSTRUCTION PARKING</b> |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |
| <b>B21</b>                  | 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. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                        | 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         |
| <b>SOIL AND WATER</b>       |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |
| <b>B22</b>                  | <p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) install erosion and sediment controls on the site to manage wet weather events; and</li> <li>(b) divert existing clean surface water around operational areas of the site.</li> </ul>                  | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Soil Erosion and Sediment Control overall Plan, by TTW. Dated 16/01/25</li> <li>Soil REF Drawing Register and Locality Plan, by TTW, dated 07/06/24</li> <li>Soil Ref construction notes, TTW, dated 07/06/24</li> </ul> | <p>As observed during IA # 1 site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained.</p> <p>Erosion and Sediment controls observed during this Audit (IA #4) were compliant with Blue Book requirements and were appropriately maintained.</p> <p>TTW are the project CPESC and prepared erosion and sediment control drawings with site inspections undertaken by the project CPESC.</p> | Compliant         |



| Requirement                                                         |                                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance status |
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| <b>B23</b>                                                          | 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 <sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book'. | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Soil Erosion and Sediment Control Overall Plan, TTW dated 18/3/24</li> <li>Sediment and Erosion Control Audit, TTW dated 18/3/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, B23 (MPX response to RFI)</li> <li>Eurobodalla Regional Hospital Request for information Part B B23</li> <li>Soil Erosion and Sediment Control overall Plan, by TTW. Dated 16/01/25</li> <li>Soil REF Drawing Register and Locality Plan, by TTW, dated 07/06/24</li> <li>Soil Ref construction notes, TTW, dated 07/06/24</li> </ul> | <p>As observed during IA # 1 site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained.</p> <p>Erosion and Sediment controls observed during this Audit (IA #4) were compliant with Blue Book requirements. TTW are the project CPESC and prepared erosion and sediment control drawings with site inspections undertaken by the project CPESC.</p> <p>There were some instances observed during the site inspection where sediment fences were redundant and were no longer required. The redundant sediment has the potential to become an environmental hazard.</p> <p><b>Recommendation</b></p> <p>Remove the redundant sediment fences, so they do not become an environmental hazard.</p> | Compliant         |
| <b>B24</b>                                                          | 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.                         | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>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</li> <li>Peak flow calculations, 2 (table)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   | The relevant information was provided to the project certifier with the CC1 submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliant         |
| <b>OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT</b> |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| <b>B25</b>                                                          | Prior to installation of mechanical plant and equipment:                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The PWNA memo notes that "based on the reviews undertaken to date, we believe all required acoustic treatments will be reviewed,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliant         |



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| Requirement         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance status |
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|                     | <p>(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 suitably qualified person; and</p> <p>(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 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.</p> | <ul style="list-style-type: none"> <li>Memorandum from PWNA to Multiplex titled "230406 – Eurobodalla Hospital – Condition B25 – Operational Noise-Acoustic Certification CC3" dated 12/3/25</li> <li>PWNA document transmittal record dated 12/3/25</li> <li>Letter from PWNA titled "230406 – Eurobodalla Hospital – Condition B25 – Operational Noise – Acoustic Certification CC3 – R0" dated 12/03/25</li> <li>Mail correspondence from Group DLA, titled "Re: CC3 – 3.3.16 Operational Noise: Design of Mechanical Plant and Equipment" dated 03/04/25</li> <li>Mail correspondence from PWNA, titled "Re:CC3-3.3.16 Operational Noise: Design of Mechanical Plant and Equipment" dated, 20/03/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B25 (undated)</li> </ul> | 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". The PWNA memo was provided to the certifier on 13/3/25. |                   |
| <b>BIODIVERSITY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |
| <b>B26</b>          | 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.                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Remittance Advice Summary reference 7774262 dated 19/8/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 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         |
| <b>B27</b>          | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Remittance Advice Summary reference 7774262 dated 19/8/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A sum of \$885,527.72 was paid to the Biodiversity Conservation Trust of NSW on the 19/8/24. This                                                                                                                                                                                                                                                                                                                                 | Compliant         |



| Requirement                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                       | Compliance status |
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|                                                 | amount equivalent to the number and classes of ecosystem credits and species credits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | payment satisfies the requirements of Condition B26.                                                                                                                                                                                                                                                                                                                                                     |                   |
| <b>B28</b>                                      | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Email from DPHI Major Projects website to HI titled “New Eurobodalla Regional Hospital – B28 Biodiversity (Evidence of BCF Payment) dated 11/11/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DPHI acknowledged receipt of the B28 Biodiversity (Evidence of BCF payment) on 11/11/24.                                                                                                                                                                                                                                                                                                                 | Compliant         |
| <b>OPERATIONAL WASTE STORAGE AND PROCESSING</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| <b>B29</b>                                      | <p>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:</p> <ul style="list-style-type: none"> <li>(a) is constructed using solid non-combustible materials;</li> <li>(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;</li> <li>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>(d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul> | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Letter from Architectus, Conrad Garret to Group DLA titled “New Eurobodalla Regional Hospital CC3_ Storage and Operational Waste_rev” dated 12/5/25</li> <li>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</li> <li>Letter from Architectus, titled “Re: New Eurobodalla Regional Hospital CC3_ Storage and Operational Waste _rev1” dated 12/05/25</li> <li>Mail correspondence from GroupDLA, titled “Re: CC3 Item 3.3.17 – SSD Conditions, B29 – Operational Waste Storage and Processing” dated 11/03/25</li> <li>Mail Correspondence from Multiplex, titled “Fwd: CC3 Item 3.3.17 – SSD Conditions, B29 – Operational Waste Storage and Processing”, dated 07/03/25</li> </ul> | <p>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.</p> <p>The submitted drawings incorporate the relevant requirements of condition B29 with regards to operational hospital storage and processing.</p> | Compliant         |



| Requirement                                                             |                                                                                                                                                                                                                                                                                                                                                                                       | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                            | Compliance status |
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|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for information B29, (undated)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>BUSHFIRE</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>B30</b>                                                              | 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> .                                                                                                                                                       | <ul style="list-style-type: none"> <li>Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24</li> <li>Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | This information was provided to the certifier with the CC1 package.                                                                                                                                                                                                                                                                                                                                                          | Compliant         |
| <b>OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS</b> |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>B31</b>                                                              | 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> .                                                                                                                                                       | <ul style="list-style-type: none"> <li>Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24</li> <li>Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | This information was provided to the certifier with the CC1 package.                                                                                                                                                                                                                                                                                                                                                          | Compliant         |
| <b>B32</b>                                                              | 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. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Footpath Extension Plan. TTW dated 14/11/23</li> <li>Email from Multiplex to Eurobodalla Shire Council titled "Caswell St footpath upgrade (email 2 of 2) dated 2/6/25</li> <li>Email from Eurobodalla Shire Council to Multiplex to titled "Caswell St footpath upgrade (email 2 of 2) dated 2/6/25</li> <li>Footpath extension plan by TTW, dated 14/11/23</li> <li>Email from Multiplex, titled "Caswell St Footpath upgrade" dated 12/06/25</li> <li>Email from Multiplex, titled "Caswell St footpath upgrade (email 1 of 2)" dated 02/06/25</li> </ul> | <p>Civil drawings were submitted to ESC on 2/6/25. On 19/6/25 ESC provided a markup drawing of their requirements for the proposed footpath.</p> <p>ESC have advised that a S138 permit would be required for the works.</p> <p>At the time of the audit, the application for the permit had been submitted but not approved by ESC.</p> <p>Accordingly, the required documentation had not been issued to the Certifier.</p> | Not triggered     |



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| Requirement | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Auditor Conclusion | Compliance status |
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|             | <ul style="list-style-type: none"> <li>Email from Multiplex, titled "Caswell St footpath upgrade (email 2 of 2)" dated 02/06/25</li> <li>Footpath extension plan, by TTW, dated 01/06/25</li> <li>Email from Eurobodalla Shire Council, titled "Re: Caswell St footpath upgrade (email 2 of 2)" dated 02/06/25</li> <li>Email to Multiplex, titled "OUT – Caswell St Footpath Upgrade – ESC advice" dated 19/06/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 - Request for Information, B32 (MPX response to RFI)</li> <li>Email from multiplex titled "OUT – Caswell St footpath upgrade – ESC advice" dated 19/06/25</li> <li>Footpath extension plan, TTW, dated 04/11/23</li> <li>Email from Multiplex, titled "Caswell St footpath upgrade" dated 12/06/25</li> <li>Email from multiplex, titled "Caswell St footpath upgrade" dated 02/06/25</li> <li>Email from multiplex, titled "Caswell St footpath upgrade" dated 02/06/26</li> <li>Footpath extension plan, TTW, dated 01/05/25</li> <li>Email from multiplex, titled "Caswell St footpath upgrade" dated 02/06/25</li> <li>Email from Attcall, titled "Eurobodalla Regional Hospital – road/footpath connection to Caswell St" dated 25/03/26</li> </ul> |                    |                   |



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|            | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence                                                                                                                                                                                                                                                                                                                                   | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance status |
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|            | <b>ABORIGINAL CULTURAL HERITAGE MANAGEMENT PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>B33</b> | <p>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:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with the Registered Aboriginal Parties and Heritage NSW;</li> <li>(c) include a description of the measures that would be implemented for: <ul style="list-style-type: none"> <li>(i) undertaking ongoing consultation with the Registered Aboriginal Parties during the implementation and any subsequent review of the plan;</li> <li>(ii) providing a revised assessment of significance of the project area based on the outcomes of works undertaken under AHIP #5060;</li> <li>(iii) ensuring that all relevant conditions under AHIP #5060 have been satisfied;</li> <li>(iv) the completion of cultural monitoring during ground disturbing works;</li> <li>(v) ensuring the protection and ongoing management of sites AHIMS #58-4-1466, #58-5-1467 and #58-4-1468;</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33" dated 25/9/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B33 ((MPX response to RFI)</li> </ul> | <p>DPHI Approved the Aboriginal Cultural Heritage Management Plan on the 25/9/24 noting that the plan:</p> <ul style="list-style-type: none"> <li>Contains the information required by condition B33</li> <li>Has been prepared in consultation with Heritage NSW and registered aboriginal parties</li> <li>Has been submitted prior to carrying out any ground disturbance works that may result in harm to Aboriginal objects.</li> </ul> <p>There were no changes to the ACHMP during the audit period.</p> | Compliant         |



| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Evidence | Auditor Conclusion | Compliance status |
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|             | <p>(vi) short and long term management of Aboriginal objects salvaged during the project and in accordance with AHIP #5060; and</p> <p>(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 Heritage Information System (AHIMS) database;</p> <p>(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</p> <p>(e) include procedures and requirements for ongoing review and revision of the plan, as required.</p> |          |                    |                   |



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| Requirement                             |                                                                                                                                                                                                                                                                                                                                                      | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                            | Compliance status |
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| <b>WORKFORCE ACCOMMODATION STRATEGY</b> |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>B34</b>                              | 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 'Workforce Accommodation Strategy Plan, Eurobodalla Regional Hospital HI22045MW Main Works', prepared by Multiplex           | <ul style="list-style-type: none"> <li>Workforce Accommodation Plan, Eurobodalla Regional Hospital, Rev 3 dated 10/9/24</li> <li>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</li> </ul>                                                                                                                                                                              | <p>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.</p> <p>The WASF was submitted to the Certifier on 6/9/24</p>                                                                                              | Compliant         |
| <b>TREE PROTECTION</b>                  |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>B35</b>                              | 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. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Record of Results AHC50516 – Diploma of Arboriculture</li> <li>Certificate AHC50516, Diploma</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, B35 (MPX response to RFI)</li> <li>Eurobodalla Regional Hospital – Site Inspection of Tree Protection Measures, Eurobodalla Tree Services dated 20/8/25</li> </ul> | <p>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.</p> <p>Appropriate tree protection fencing with advisory signage was observed during the audit site inspection</p> <p>There were no instances of inappropriate storage within the tree protection zone observed during the site inspection.</p> | Compliant         |



| Requirement                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Evidence                                                                                                                                    | Auditor Conclusion                                                                                       | Compliance status |
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| <b>PART C DURING CONSTRUCTION</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                             |                                                                                                          |                   |
| <b>SITE NOTICE</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                             |                                                                                                          |                   |
| <b>C1</b>                               | <p>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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>(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</li> </ul> <p>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.</p> | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                  | As observed during the audit site inspection, compliant signage has been installed at the site entrance. | Compliant         |
| <b>OPERATION OF PLANT AND EQUIPMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                             |                                                                                                          |                   |
| <b>C2</b>                               | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Plant register - Simpel</li> </ul> | A register of plant and equipment inductions is maintained to document equipment onboarding.             | Compliant         |



| Requirement               |                                                                                                                                                                                                                                                                                                      | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Auditor Conclusion                                                                                                                                                                                                                                                           | Compliance status |
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|                           |                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Contractor Service Records: <ul style="list-style-type: none"> <li>Atcall</li> <li>Coates Hire</li> <li>Contec</li> <li>United rentals/orange hire</li> <li>Star electric generator</li> </ul> </li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, C2 ((MPX response to RFI) )</li> <li>Pre-hire inspection checklist, from Nash Plant hire – inspection 26348</li> <li>Pace Cranes Inspection Report, from Pace Cranes, reference D3141</li> <li>Downer Work Order – Job sheet, from Downer, dated 09/01/26</li> <li>EWP Maintenance Inspection Report, from want access, dated 20/02/26</li> </ul> | <p>Each machine has a QR code to track its servicing and maintenance activities.</p> <p>Example of machine maintenance logbooks was observed by the Auditor during the site inspection.</p> <p>Contractor records of equipment maintenance were provided to the Auditor.</p> |                   |
| <b>DEMOLITION</b>         |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |                   |
| <b>C3</b>                 | 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.                                                    | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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     |
| <b>CONSTRUCTION HOURS</b> |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |                   |
| <b>C4</b>                 | <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or</p> | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Site induction</li> <li>Complaints register</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Following the Audit period, a non compliance with the working hours was identified following receipt of a complaint relating to OOH works occurring on 22 March, 29 March and 12 April.                                                                                      | Non Compliant     |



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| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence                                                                                                                                                                                                                                                 | Auditor Conclusion                                                                                                                           | Compliance status |
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|             | public holidays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                          | <b>Recommendation</b><br><br>Ongoing reinforcement of working hours through toolbox talks, subcontractor communications and site supervision |                   |
| <b>C5</b>   | <p>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:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, C5 (undated)</li> <li>Site Hive Noise monitoring report, dated 14/04/26</li> </ul> | MPX noted there have been no out of hours activities undertaken in accordance with this condition.                                           | Not triggered     |
| <b>C6</b>   | <p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(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</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided</p> | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Photographic evidence provided to the Auditor</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, C6 (undated)</li> </ul>     | There were no construction activities undertaken outside these hours during the audit period in accordance with this condition.              | Not triggered     |



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| Requirement                               |                                                                                                                                                                                                                                                                      | Evidence                                                                                                                                                                                                                                                                                        | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance status |
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|                                           | for the works.                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>C7</b>                                 | 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.                                                                              | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, C ((MPX response to RFI)</li> </ul>                                                                                       | As above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not triggered     |
| <b>C8</b>                                 | <p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p> | <ul style="list-style-type: none"> <li>Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C8 (MPX response to RFI)</li> </ul> | There was no rock hammering, sheet piling, pile driving or similar activities undertaken during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliant         |
| <b>IMPLEMENTATION OF MANAGEMENT PLANS</b> |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>C9</b>                                 | The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).                                                                                                                       | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Documents reviewed as part of this audit and documented in this report</li> </ul>                                                                                                      | <p>There have been further 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.</p> <p>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. Additional toolbox training and contractual instructions have been issued and the NSW police have been involved in the</p> | Non-Compliant     |



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| Requirement                  |                                                                                                                                                                                                                                                                                                                                                                                      | Evidence                                                                                                                                                                                                                                    | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                              | Compliance status |
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|                              |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                             | <p>enforcement of traffic rules. There have been further non-compliances during the audit period.</p> <p><b>Recommendation</b></p> <p>A review of the effectiveness of the current controls is recommended and further measures implemented which may include disciplinary action for repeat offenders. Consideration should be given to a Variable Message Sign in consultation with TfNSW</p> |                   |
| <b>CONSTRUCTION TRAFFIC</b>  |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>C10</b>                   | 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                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C10 (MPX response to RFI)</li> </ul> | 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         |
| <b>HOARDING REQUIREMENTS</b> |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>C11</b>                   | <p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                  | As observed during the audit site inspection, there was no third-party advertising or graffiti observed on the site fencing.                                                                                                                                                                                                                                                                    | Compliant         |



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| Requirement                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Evidence                                                                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Compliance status |
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| <b>NO OBSTRUCTION OF PUBLIC WAY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| <b>C12</b>                          | 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                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                        | There were no obstructions of public way observed during the audit site inspection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliant         |
| <b>CONSTRUCTION NOISE LIMITS</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| <b>C13</b>                          | 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. | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital, Site Wide CNVMP, PWNA dated 1/7/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C13 (MPX response to RFI)</li> <li>Site Hive Noise monitoring report, dated 14/04/26</li> </ul> | <p>Section 5.2 of the CNVMP documents the measures to be implemented to minimise noise impacts.</p> <p>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. Two noise monitoring stations have been implemented at the site. Monitoring results were provided to the Auditor for the period 01/11/25-14/4/26A weighted equivalent (L<sub>aeq</sub>) daytime noise levels typically less than 55dBA</p> | Compliant         |
| <b>C14</b>                          | 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.                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Complaints register</li> </ul>                                                                                                                                                                                                                                           | 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         |
| <b>C15</b>                          | 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                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                        | Non tonal 'quackers' were in use as observed during the site inspection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliant         |



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| Requirement               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance status |
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|                           | impacts on surrounding noise sensitive receivers are minimised.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
| <b>VIBRATION CRITERIA</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
| <b>C16</b>                | <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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).</li> </ul> | <ul style="list-style-type: none"> <li>Site hive vibration monitoring results (14 April 2025 – 20 18 April 2025)</li> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, C16 (undated)</li> <li>Main site VSR 30m Exclusion Zone</li> <li>Roundabout VSR 30m Exclusion Zone</li> <li>SiteHiveReport, vibration, dated 14/04/26</li> </ul>                                     | <p>Section 3.3 of the CNVMP provides details of the construction vibration limits for structural damage and human comfort.</p> <p>The Auditor was provided with a sample of vibration monitoring results between 01/11/25 and 14/4/26</p> <p>The measured vibration is generally 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. Some outliers were recorded; however, these were noted as due to movement of monitors and extraneous sources unrelated to the Project.</p>                                                                                                                                                                            | Compliant         |
| <b>C17</b>                | 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                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Site hive vibration monitoring results (13 November – 20 November 2024)</li> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C17 ( MPX response to RFI)</li> <li>Main site VSR 30m Exclusion Zone</li> <li>Roundabout VSR 30m Exclusion Zone</li> <li>SiteHiveReport, vibration, from sitehive, dated 14/04/26</li> <li></li> </ul> | <p>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#4 site inspection, construction of the footpath had not commenced; however clearing and grubbing works were substantially complete.</p> <p><b>Recommendation</b></p> <p>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.</p> | Compliant         |



| Requirement            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliance status |
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| <b>C18</b>             | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       | Noted. Vibration limits are described in Section 3.3 of the CNVMP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliant         |
| <b>TREE PROTECTION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| <b>C19</b>             | <p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(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;</p> <p>(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</p> <p>(d) if access to the area within any protective barrier is required during the works, it</p> | <ul style="list-style-type: none"> <li>Audit interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>ERH Civil Scope – Early Works – Atcall Ecologist</li> <li>Tree Removal Plan, SSDA and SCIL REF, Drawing Number ERH-BB-LA-DWG-007 Revision 2 dated 11/10/24</li> <li>Southern Cross Environmental – Pre Clearance-Check dated 3/10/24</li> <li>Southern Cross Environmental – Pre Clearance-Check dated 14/6/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C19 (MPX response to RFI)</li> </ul> | <p>As observed during the site inspection:</p> <ul style="list-style-type: none"> <li>There have been no street trees impacted trimmed or removed to date. Accordingly, tree protection measures have not been installed</li> <li>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</li> <li>There have been no instances to date where access to areas within the TPZ has been required to date</li> <li>Both a suitably qualified arborist and an ecologist have been appointed to oversee activities with the potential to impact trees.</li> <li>Pre-clearance checks have been undertaken by the ecologist</li> <li>Mulch imported to the site has been imported for TPZ areas.</li> </ul> | Compliant         |



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| Requirement        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Evidence                                                                                                                                                                             | Auditor Conclusion                                                                                                            | Compliance status |
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|                    | <p>must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p> <p>(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 '<i>Arboricultural Impact Assessment Report</i>' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023</p> <p>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 '<i>Arboricultural Impact Assessment Report</i>' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.</p> |                                                                                                                                                                                      |                                                                                                                               |                   |
| <b>C20</b>         | Tree protection fences must not be removed until construction is completed and removal agreed by the project arborist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                           | Construction works are yet to be completed. Tree protection fences were in place as observed during the site inspection.      | Not triggered     |
| <b>AIR QUALITY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |                                                                                                                               |                   |
| <b>C21</b>         | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>SiteHive Dust monitoring results_Caswell St (1/11/24 to 14/4/26)</li> </ul> | As observed during the site inspection, all reasonable and feasible measures have been implemented to control dust including: | Compliant         |



| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence                                                                                                                                                                  | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance status |
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|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #4 – Request for Information, C21 (MPX response to RFI)</li> </ul> | <ul style="list-style-type: none"> <li>Stabilised site access</li> <li>Progressive rehabilitation of exposed surfaces</li> <li>Dust cart</li> <li>Erosion and sediment controls</li> <li>Covering of loads as they exit the site</li> </ul> <p>Realtime dust monitors have been installed around the site with sample monitoring results provided to the Auditor for the period 1/11/24 to 14/4/26. 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.</p> <p>As recommended by the previous audit, the stockpile has been managed effectively utilising watering cannons and daily works planning. At the time of IA#6 the stockpile was being progressively placed into the final landform and this will further reduce dust risk. Dust was not a noticeable issue at the time of the inspection and there were no dust complaints received during the audit period</p> |                   |
| <b>C22</b>  | <p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out</p> | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Site photographs provided by MPX</li> </ul>                      | <p>As observed during the site inspection, all reasonable and feasible measures have been implemented to control dust including:</p> <ul style="list-style-type: none"> <li>Stabilised site access</li> <li>Progressive rehabilitation of exposed surfaces</li> <li>Dust cart</li> <li>Erosion and sediment controls</li> <li>Polymer dust suppressant</li> <li>Covering of loads as they exit the site</li> </ul> <p>Realtime dust monitors have been installed around the site with sample monitoring results</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliant         |



| Requirement           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliance status |
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|                       | progressively on site to minimise exposed surfaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | provided to the Auditor for the period 1/11/24 to 14/4/26. Average results for PM10 and PM2.5 were within 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 have been installed which has resulted in a significant reduction in mud tracking risks.                                          |                   |
| <b>SOIL AND WATER</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |
| <b>C23</b>            | 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 <sup>th</sup> edition, Landcom, 2004) commonly referred to as the 'Blue Book'. | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                | 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         |
| <b>IMPORTED FILL</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |
| <b>C24</b>            | <p>The Applicant must:</p> <ol style="list-style-type: none"> <li>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;</li> <li>keep accurate records of the volume and type of fill to be used; and</li> <li>make these records available to the Certifier and/or the Planning Secretary within seven days upon request.</li> </ol>                                                                                                                 | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Certification, Virgin excavated natural material, EPA dated 31/1/25</li> <li>Soil Characterisation report from Atlas Geotechnical Services, dated 15/06/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit #3 – Request for Information, C24 (( MPX response to RFI)</li> <li>Certificate from EPA, titled "Certification: Virgin Excavated Natural Material" dated 31/01/25</li> </ul> | 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         |



| Requirement                               |                                                                                                                                                                                                                                                             | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance status |
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| <b>DISPOSAL OF SEEPAGE AND STORMWATER</b> |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
| <b>C25</b>                                | 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. | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not triggered - there have not been any discharges to council stormwater system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not triggered     |
| <b>EMERGENCY MANAGEMENT</b>               |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
| <b>C26</b>                                | 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.                                                              | <ul style="list-style-type: none"> <li>Emergency Management Plan, Eurobodalla Regional Hospital, Rev 1 dated 12/6/24</li> <li>Project Site Induction Rev 6</li> <li>Hospital – Independent Environmental Audit #3 – Request for Information, C26 (MPX response to RFI)</li> <li>PowerPoint from Multiplex, titled "Eurobodalla Regional Hospital Induction" dated 05/2024</li> <li>Email from Multiplex, titled "Re: Eurobodalla Regional Hospital Visit" dated 25/11/25</li> <li>Email from Multiplex, titled "Re: Eurobodalla Regional Hospital Visit" dated 30/10/25</li> <li>Email from multiplex, titled "Eurobodalla Regional Hospital Visit" dated 16/12/25</li> <li>Visitor Induction Register, Multiplex, dated 28/11/25</li> </ul> | <p>The Project has prepared an Emergency Management Plan covering a range of emergencies including Bushfire.</p> <p>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</p> <p>As recommended by the previous audit, an annual pre-bushfire season readiness review was being undertaken. The Rural Fire Service were contacted and visited the site.</p> | Compliant         |
| <b>STORMWATER MANAGEMENT SYSTEM</b>       |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
| <b>C27</b>                                | 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:                                            | <ul style="list-style-type: none"> <li>Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24</li> <li>Letter from TTW to Multiplex Constructions titled "Early Works Design, Eurobodalla Regional Hospital, Civil</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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                                                                                                                                                                                                                                                                                | Compliant         |



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| Requirement                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Compliance status |
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|                                     | <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design detailed at Appendix M of the Response to Submissions report;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</p> | <p>Design Certificate – CC1 Works” dated 27/8/24</p> <ul style="list-style-type: none"> <li>Group DLA_CC1 Deliverables List</li> <li>Stormwater Design Drawings (various)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Drainage and the listed Australian Standards, as well as SSD 56989722 Condition C27.</p> <p>The relevant design drawings were provided to the project certifier as part of the CC1 package of documents.</p>                                                                                                                                                                                                                                                                                                                |                   |
| <b>ABORIGINAL CULTURAL HERITAGE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |
| <b>C28</b>                          | 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                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Aboriginal Cultural Heritage Assessment Report’ (Revision D), prepared by Comber Consultants and dated 20 December 2023</li> <li>Audit interview 14/4/26</li> <li>Site Inspection 19/11/24</li> <li>Eurobodalla Regional Hospital, Site Plan Rev 1 dated 19/8/24</li> <li>RPA-GCOR-004100_Re ERH- Artefact Reburial Saturday 7th</li> <li>Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan” Biosis, 13/9/24</li> <li>Works Notification – “Eurobodalla Regional Hospital Archaeological Salvage” dated 15/8/24</li> <li>Hospital – Independent Environmental Audit #3 – Request for Information, C26 (MPX response to RFI)</li> <li>PowerPoint presentation by Multiplex titled “Identifying Aboriginal Artifacts and site types” (undated)</li> </ul> | <p>Salvage of heritage items was undertaken by Biosis prior to the commencement of ground disturbance.</p> <p>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.</p> <p>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.</p> <p>Project induction covers aboriginal heritage including the unexpected finds protocol.</p> | Compliant         |



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|                                                        | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence                                                                                                                                                                                                                          | Auditor Conclusion                                                | Compliance status |
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| <b>UNEXPECTED FINDS PROTOCOL – ABORIGINAL HERITAGE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                   |                   |
| <b>C29</b>                                             | <p>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 within 'Eurobodalla Regional Hospital: Unexpected Finds Protocol', prepared by Biosis and dated 21 December 2023:</p> <ul style="list-style-type: none"> <li>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> <li>(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;</li> <li>(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</li> <li>(e) works may only recommence with the written approval of the Planning Secretary.</li> </ul> | <ul style="list-style-type: none"> <li>• Audit Interview 14/4/26</li> <li>• Site inspection 14/4/26</li> <li>• PowerPoint presentation by Multiplex titled "Identifying Aboriginal Artifacts and site types" (undated)</li> </ul> | There have not been any unexpected finds during the audit period. | Not triggered     |



| Requirement                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Auditor Conclusion                                                                                                                                                                                                                                                                                                                          | Compliance status |
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| <b>UNEXPECTED FINDS PROTOCOL – HISTORIC HERITAGE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>C30</b>                                           | <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(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</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p> | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                               | There have not been any unexpected finds during the audit period.                                                                                                                                                                                                                                                                           | Not triggered     |
| <b>WASTE STORAGE AND PROCESSING</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>C31</b>                                           | 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.                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Hospital – Independent Environmental Audit #3 – Request for Information, C31 (MPX response to RFI)</li> <li>Multiplex Customer Report, dated June 2025</li> <li>Multiplex Monthly Customer Report, dated September 2025</li> <li>Multiplex Monthly Customer Report, dated December 2025</li> <li>Multiplex Monthly Customer Report dated November 2025</li> <li>Multiplex Monthly Customer Report dated January 2026</li> </ul> | <p>Secure waste storage facilities were provided on site.</p> <p>There were some instances where litter was not placed in the rubbish bins provided. Rubbish was also placed in spill kits.</p> <p><b>Recommendation</b><br/>Clean up all litter and place in the bins provided. Ongoing enforcement of site housekeeping requirements.</p> | Compliant         |



| Requirement |                                                                                                                                                                                                                                                                                                                  | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                 | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance status |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             |                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Multiplex Monthly Customer Report dated February 2026</li> </ul>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| <b>C32</b>  | All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).                                                                                                                                     | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Multiplex Customer Report, dated June 2025</li> <li>Multiplex Monthly Customer Report, dated September 2025</li> </ul>                                                                                                                                                                                                          | Cleanaway are the waste contractor and provide a report with a detailed breakdown of all wastes produced on site.                                                                                                                                                                                                                                                                                                                               | Compliant         |
| <b>C33</b>  | 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.                                                                                                                                             | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Photographic evidence</li> </ul>                                                                                                                                                                                                                                                                                                | <p>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.</p> <p>Minor concrete works, practically completed</p>   | Compliant         |
| <b>C34</b>  | 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.                                                                                                                             | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Multiplex Customer Report, dated June 2025</li> <li>Multiplex Monthly Customer Report, dated September 2025</li> </ul>                                                                                                                                                                                                          | 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         |
| <b>C35</b>  | 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. | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Result Summary Report by Atlas, dated 21/11/25</li> <li>Hospital – Independent Environmental Audit #3 – Request for Information, C35 (MPX response to RFI)</li> <li>Incident notification report from multiplex, dated 06/11/25</li> <li>Attcalls Asbestos report, Attcall Civil Contractors PTY LTD, dated 27/06/25</li> </ul> | <p>During the previous (IA#3) 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.</p> <p>The consultant's report noted the following:</p> <p><i>"As two samples (A2 and A4) have tested positive</i></p> | Compliant         |



| Requirement             |                                                                                                                                                                          | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Compliance status |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                         |                                                                                                                                                                          | <ul style="list-style-type: none"> <li>Result Summary Report, from Atlas, dated 21/11/25</li> <li>Environment Protection Licence, from EPA, dated 30 October</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><i>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></p> <p>As recommended by the previous Audit, a waste facility that is licenced to accept the waste has been identified.</p> |                   |
| <b>OUTDOOR LIGHTING</b> |                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| <b>C36</b>              | 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. | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Letter from JHA titled "Design Statement – Outdoor Lighting Services, Eurobodalla Regional Hospital, Princess Highway, Moruya NSW 2537" dated 26/08/24</li> <li>Mail correspondence from Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting", dated 22/08/24</li> <li>Mail correspondence from Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting", dated 22/08/24</li> <li>Mail correspondence from Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting", dated 26/08/24</li> <li>Site plans titled "Electrical Services, Site Plan - lighting strategy – Illuminance diagram" (undated)</li> </ul> | 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         |



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| Requirement | Evidence | Auditor Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Compliance status |
|-------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             |          | <ul style="list-style-type: none"> <li>• Letter from Star group, titled “Design Statement – Outdoor Lighting Services”, dated 21/08/24</li> <li>• Letter from JHA, titled “Design Statement – Outdoor lighting Services”, dated 26/08/24</li> <li>• Mail correspondence from Multiplex, titled “ Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting” dated 22/08/24</li> <li>• Mail correspondence from Multiplex, titled “ Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting” dated 22/08/24</li> <li>• Mail correspondence from Multiplex, titled “ Group DLA CC1 Crown Cert Deliverable List - Item 3.3.8 - B12 Outdoor lighting” dated 26/08/24</li> <li>• Electrical Services Site plan – Lighting Strategy – Illuminance Diagram, (undated)</li> <li>• Hospital – Independent Environmental Audit #3 – Request for Information, C36 (undated)</li> <li>• Letter from Star Group, titled “Design Statement -Outdoor Lighting Services”, dated 21/08/24</li> <li>• Letter from JHA titled “Design Statement – Outdoor Lighting Services” dated 21/08/24</li> <li>• Mail correspondence from Multiplex, titled “Group DLA CC1 Crown Cert Deliverable List – Item 3.3.8 – B12 Outdoor Lighting” dated 22/08/24</li> <li>• Mail correspondence by Multiplex, titled “Group DLA CC1 Crown Cert elivable List – Item 3.3.8 – B12 Outdoor Lighting” dated 22/08/24</li> </ul> |                   |



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| Requirement                            |                                                                                                                                                                       | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Auditor Conclusion                                                                                                                                                                           | Compliance status |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                        |                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Mail correspondence by Multiplex, titled "Group DLA CC1 Crown Cert Deliverable List – Item 3.3.8 – B12 Outdoor Lighting" dated 26/08/24</li> <li>Electrical Services Site Plan – Lighting Strategy – Illuminance Diagram, by JHA, dated Jul23</li> <li>Letter from Star Group, titled "Design Statement – Outdoor Lighting Services" dated 21/08/24</li> </ul>                                                                                                  |                                                                                                                                                                                              |                   |
| <b>CRANE LIGHTING</b>                  |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                              |                   |
| <b>C37</b>                             | The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.                                           | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> <li>Site inspection 14/4/26</li> <li>Mail correspondence from Resolution Response, titled "Re: Eurobodalla Regional Hospital – Crawler Crane" dated 11/09/24</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit # 3 – Request for Information, C37 (undated)</li> <li>Mail Correspondence from Resolution Response PTY LTD, titled "Eurobodalla Regional Hospital – Crawler Crane" dated 11/09/24</li> </ul> | 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         |
| <b>INDEPENDENT ENVIRONMENTAL AUDIT</b> |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                              |                   |
| <b>C38</b>                             | Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.                          | <ul style="list-style-type: none"> <li>This audit report</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                    | This audit has been carried out in accordance with the Independent Audit Post Approval Requirements.                                                                                         | Compliant         |
| <b>C39</b>                             | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of Independent Auditing.                               | <ul style="list-style-type: none"> <li>Letter from DPHI to HI titled "New Eurobodalla Regional Hospital – Agreement to independent auditor" dated 1/11/24</li> </ul>                                                                                                                                                                                                                                                                                                                                   | The Independent Auditor was approved by DPHI on the 2 <sup>nd</sup> of November 2024.                                                                                                        | Compliant         |
| <b>C40</b>                             | 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 | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                              | 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     |



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| Requirement                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Auditor Conclusion                                                                                                                           | Compliance status |
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|                                         | Approval Requirements, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                              |                   |
| <b>C41</b>                              | <p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(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;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>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.</p> | <ul style="list-style-type: none"> <li>Health Infrastructure, Independent Audit – Proponent review and response, SSD-56989722 Eurobodalla Regional Hospital" dated 10/2/25</li> <li>Eurobodalla Regional Hospital – Independent Environmental Audit # 3 – Request for Information, C41 (undated)</li> <li>Mail Correspondence from RP Infrastructure titled "ERH: Independent Environmental Audit #3 Outcomes" dated 27/01/26</li> <li>Mail correspondence from RP Infrastructure, titled "ERH: Independent Environmental Audit #3 Outcomes" dated 27/03/26</li> </ul> | A detailed response to the findings of the initial Audit was provided to DPHI within the required timeframe.                                 | Compliant         |
| <b>C42</b>                              | 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.                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Health Infrastructure, Independent Audit – Proponent review and response, SSD-56989722 Eurobodalla Regional Hospital" dated 10/2/25</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                  | The third independent audit report and the detailed response to the findings was provided to DPHI within the required timeframe.             | Not triggered     |
| <b>C43</b>                              | 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.                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Operational requirement                                                                                                                      | Not triggered     |
| <b>WORKFORCE ACCOMMODATION STRATEGY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                              |                   |
| <b>C44</b>                              | For the duration of construction works, the Applicant must manage workforce accommodation in accordance with the                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Workforce Accommodation Plan, Eurobodalla Regional Hospital, Rev 3 dated 10/9/24</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     | 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 | Compliant         |



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| Requirement                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence                                                                  | Auditor Conclusion                                                                                                                                                                             | Compliance status |
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|                                                  | details outlined in the Workforce Accommodation Strategy required by B34.                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Audit Interview 14/4/26</li> </ul> | encouraged to utilise local hotels and Air B&Bs to minimise the impacts on local rented accommodation. Accordingly, a temporary construction workforce camp has not been provided at the site. |                   |
| <b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                           |                                                                                                                                                                                                |                   |
| <b>NOTIFICATION OF OCCUPATION</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                           |                                                                                                                                                                                                |                   |
| <b>D1</b>                                        | 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. | <ul style="list-style-type: none"> <li>N/A</li> </ul>                     | Preoperational requirement                                                                                                                                                                     | Not triggered     |
| <b>EXTERNAL WALLS AND CLADDING</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                           |                                                                                                                                                                                                |                   |
| <b>D2</b>                                        | 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.                                                                                                                        | <ul style="list-style-type: none"> <li>N/A</li> </ul>                     | Preoperational requirement                                                                                                                                                                     | Not triggered     |
| <b>D3</b>                                        | 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.                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>N/A</li> </ul>                     | Preoperational requirement                                                                                                                                                                     | Not triggered     |
| <b>WORKS AS EXECUTED PLANS</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                           |                                                                                                                                                                                                |                   |
| <b>D4</b>                                        | 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.                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>N/A</li> </ul>                     | Preoperational requirement                                                                                                                                                                     | Not triggered     |



| Requirement                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence                                              | Auditor Conclusion         | Compliance status |
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| <b>WARM WATER SYSTEMS AND COOLING SYSTEMS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |                            |                   |
| <b>D5</b>                                     | 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.                                                                                                                                                    | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>OUTDOOR LIGHTING</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |                            |                   |
| <b>D6</b>                                     | <p>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:</p> <p>complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>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.</p> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>MECHANICAL VENTILATION</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |                            |                   |
| <b>D7</b>                                     | <p>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:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and</p>                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |



| Requirement                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Evidence                                              | Auditor Conclusion         | Compliance status |
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|                                                                     | Rescue NSW.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |                            |                   |
| <b>OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                            |                   |
| <b>D8</b>                                                           | 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.                                                                                                                                                                                | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>FIRE SAFETY CERTIFICATION</b>                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                            |                   |
| <b>D9</b>                                                           | 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.                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>STRUCTURAL INSPECTION CERTIFICATE</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                            |                   |
| <b>D10</b>                                                          | <p>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:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection</p> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |



| Requirement                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence                                                | Auditor Conclusion             | Compliance status |
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|                                                                                    | Certificate have been checked with those listed on the final Design Certificate/s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                         |                                |                   |
| <b>POST-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                |                   |
| <b>D11</b>                                                                         | <p>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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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).</li> <li>(c) be submitted to the Certifier;</li> <li>(d) be forwarded to Council for information; and</li> <li>(e) be provided to the Planning Secretary within 48 hours when requested.</li> </ul> | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Post construction requirement. | Not triggered     |
| <b>REPAIR OF PUBLIC INFRASTRUCTURE</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                |                   |
| <b>D12</b>                                                                         | <p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Post construction requirement. | Not triggered     |



| Requirement                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence                                              | Auditor Conclusion             | Compliance status |
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|                                                        | <p>associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(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</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p><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></p> |                                                       |                                |                   |
| <b>ROAD DAMAGE</b>                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                                |                   |
| <b>D13</b>                                             | <p>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.</p>                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Post construction requirement. | Not triggered     |
| <b>POST-CONSTRUCTION SURVEY – ADJOINING PROPERTIES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                                |                   |
| <b>D14</b>                                             | <p>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:</p> <p>(a) document the results of the post-construction survey and compare it with the pre-</p>                                                                                                                                                 | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Post construction requirement. | Not triggered     |



| Requirement                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence                                              | Auditor Conclusion             | Compliance status |
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|                                                                         | <p>construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B8;</p> <p>(b) be provided to the owner of the relevant buildings surveyed;</p> <p>(c) be provided to the Certifier; and</p> <p>(d) be provided to the Planning Secretary within 48 hours when requested.</p>                                                                                                                                                                                          |                                                       |                                |                   |
| <b>D15</b>                                                              | 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.                                                                                           | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Post construction requirement. | Not triggered     |
| <b>OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                                |                   |
| <b>D16</b>                                                              | <p>Prior to final operation, evidence of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) a minimum of 389 on-site car parking spaces for use during operation of the development; and</p> <p>(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.</p> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement     | Not triggered     |



| Requirement                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Evidence                                                | Auditor Conclusion         | Compliance status |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------|-------------------|
| <b>BICYCLE PARKING AND END OF TRIP FACILITIES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                         |                            |                   |
| <b>D17</b>                                        | <p>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:</p> <ul style="list-style-type: none"> <li>(a) the provision of a minimum 20 staff and visitor bicycle parking spaces;</li> <li>(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;</li> <li>(c) the provision of end-of-trip facilities for staff; and</li> <li>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ul> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p> | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>PUBLIC BUS ACCESS</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                         |                            |                   |
| <b>D18</b>                                        | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Preoperational requirement | Not triggered     |



|                          | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Evidence                                                | Auditor Conclusion         | Compliance status |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------|-------------------|
| <b>GREEN TRAVEL PLAN</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                         |                            |                   |
| <b>D19</b>               | <p>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:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW;</li> <li>(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;</li> <li>(c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(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</li> <li>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users</li> </ul> | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Preoperational requirement | Not triggered     |



| Requirement                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Evidence                                              | Auditor Conclusion         | Compliance status |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|-------------------|
|                                                  | of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |                            |                   |
| 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 must be provided to Transport for NSW and the Planning Secretary.                                                                                                                                                 | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>UTILITIES AND SERVICES</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       |                            |                   |
| 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                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>STORMWATER OPERATION AND MAINTENANCE PLAN</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       |                            |                   |
| D22                                              | <p>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:</p> <p>maintenance schedule of all stormwater quality treatment devices;</p> <p>record and reporting details;</p> <p>relevant contact information; and</p> <p>Work Health and Safety requirements.</p> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>SIGNAGE</b>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       |                            |                   |
| D23                                              | Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |



| Requirement                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence                                              | Auditor Conclusion         | Compliance status |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|-------------------|
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>OPERATIONAL WASTE MANAGEMENT PLAN</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                            |                   |
| D25                                      | <p>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:</p> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(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);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(d) include the Management and Mitigation Measures included in 'Operational Waste Management Plan' (Rev 2), prepared by JBS&amp;G Australia and dated 8 February 2023</li> </ul> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>LANDSCAPING</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                            |                   |
| 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |



| Requirement                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Evidence                                                | Auditor Conclusion         | Compliance status |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------|-------------------|
| D27                           | <p>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:</p> <ul style="list-style-type: none"> <li>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>(b) incorporate details outlined in, and be generally consistent with, the Vegetation Management Plan required by condition B19.</li> </ul> | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>Asset Protection Zones</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |                            |                   |
| D28                           | <p>Prior to the commencement of operation, an asset protection zone is to be maintained permanently:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>                                            | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Preoperational requirement | Not triggered     |
| D29                           | <p>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:</p>                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• N/A</li> </ul> | Preoperational requirement | Not triggered     |



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| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence | Auditor Conclusion | Compliance status |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|-------------------|
|             | <ul style="list-style-type: none"> <li>(c) tree canopy cover should be less than 15% at maturity;</li> <li>(d) trees at maturity should not touch or overhang the building;</li> <li>(e) lower limbs should be removed up to a height of 2m above the ground;</li> <li>(f) tree canopies should be separated by 2 to 5m;</li> <li>(g) preference should be given to smooth barked and evergreen trees;</li> <li>(h) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;</li> <li>(i) shrubs should not be located under trees;</li> <li>(j) shrubs should not form more than 10% ground cover;</li> <li>(k) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.</li> <li>(l) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height);</li> </ul> |          |                    |                   |



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| Requirement                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence                                              | Auditor Conclusion         | Compliance status |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|-------------------|
|                                                    | and<br>(m) leaves and vegetation debris should be removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                       |                            |                   |
| <b>EVACUATION AND EMERGENCY PLANNING</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |                            |                   |
| <b>D30</b>                                         | <p>Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><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></p>                                                                                                  | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>OPERATIONAL FLOOD EMERGENCY MANAGEMENT PLAN</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |                            |                   |
| <b>D31</b>                                         | <p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>(a) is be prepared by a suitably qualified and experienced person(s)</li> <li>(b) addresses the provisions of the Floodplain Risk Management Guidelines;</li> <li>(c) incorporates, but is not limited to, the emergency management procedures outlined in</li> <li>(d) 'Integrated Water Management Plan, Flood Impact and Risk Assessment &amp; Riparian Zone Management'</li> </ul> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |



| Requirement                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                    | Evidence                                              | Auditor Conclusion         | Compliance status |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|-------------------|
|                                                      | (Revision K), prepared by Meinhardt Bonacci and dated 18 August 2023;<br>(e) includes details of:<br>(f) the flood emergency responses for operational phase of the development;<br>(g) predicted flood levels;<br>(h) flood warning time and flood notification;<br>(i) assembly points and evacuation routes;<br>(j) evacuation and refuge protocols; and<br>(k) awareness training for employees and contractors, and visitors. |                                                       |                            |                   |
| <b>SITE FENCING</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                            |                   |
| <b>D32</b>                                           | 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.                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Preoperational requirement | Not triggered     |
| <b>PART E POST OCCUPATION OR COMMENCEMENT OF USE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                            |                   |
| <b>OPERATION OF PLANT AND EQUIPMENT</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                            |                   |
| <b>E1</b>                                            | All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement    | Not triggered     |
| <b>WARM WATER SYSTEMS AND COOLING SYSTEMS</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                            |                   |
| <b>E2</b>                                            | The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement    | Not triggered     |



| Requirement                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence                                              | Auditor Conclusion      | Compliance status |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------|-------------------|
|                                                 | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                         |                   |
| <b>OPERATIONIONAL NOISE LIMITS</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                       |                         |                   |
| <b>E3</b>                                       | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>E4</b>                                       | 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. | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                       |                         |                   |
| <b>E5.</b>                                      | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |



| Requirement                                 |                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence                                              | Auditor Conclusion      | Compliance status |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------|-------------------|
|                                             | 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.                                                                                                                                                                                                                                                                          |                                                       |                         |                   |
| <b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |                         |                   |
| <b>E6</b>                                   | Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and 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.                                                            | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>OUTDOOR LIGHTING</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |                         |                   |
| <b>E7</b>                                   | 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.                                                                                                                                              | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>LANDSCAPING</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |                         |                   |
| <b>E8</b>                                   | 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.                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>BUSHFIRE MANAGEMENT</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |                         |                   |
| <b>E9.</b>                                  | <p>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:</p> <p>(a) management of asset protection zones in accordance with the Vegetation Management Plan required by condition B19;</p> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |



| Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence | Auditor Conclusion | Compliance status |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|-------------------|
|             | <p>(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';</p> <p>(c) the site access road must be maintained to comply with the provisions for 'perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019;</p> <p>(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;</p> <p>(e) water supply is to be provided in accordance with Table 6.8c of Planning for Bush Fire Protection 2019; and</p> <p>(f) fire hazard management must consider hollow-bearing trees, Aboriginal Heritage items and native vegetation that is:</p> <p>(i) habitat or local threatened flora and fauna; or</p> <p>(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).</p> |          |                    |                   |



| Requirement                                   |                                                                                                                                                                                                                                                                                                                                                             | Evidence                                              | Auditor Conclusion      | Compliance status |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------|-------------------|
| <b>ASSET PROTECTION ZONES</b>                 |                                                                                                                                                                                                                                                                                                                                                             |                                                       |                         |                   |
| E10                                           | The asset protection zones required by condition D28 shall be maintained for the duration of occupation of the development.                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>BUSHFIRE EMERGENCY AND EVACUATION PLAN</b> |                                                                                                                                                                                                                                                                                                                                                             |                                                       |                         |                   |
| 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.                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>HAZARDS AND RISK</b>                       |                                                                                                                                                                                                                                                                                                                                                             |                                                       |                         |                   |
| E12                                           | <p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p> <ul style="list-style-type: none"> <li>(a) the requirements of all relevant Australian Standards; and</li> <li>(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.</li> </ul> | <ul style="list-style-type: none"> <li>N/A</li> </ul> | 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.                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |
| <b>DANGEROUS GOODS</b>                        |                                                                                                                                                                                                                                                                                                                                                             |                                                       |                         |                   |
| 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                                                                                                                                      | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |



| Requirement |                                                                                             | Evidence                                              | Auditor Conclusion      | Compliance status |
|-------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------|-------------------|
|             | Application Guidelines – Applying SEPP 33 at all times.                                     |                                                       |                         |                   |
| <b>E15</b>  | The quantity of liquid oxygen stored and handled at the site must not exceed 15,000 litres. | <ul style="list-style-type: none"> <li>N/A</li> </ul> | Operational requirement | Not triggered     |



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# 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

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**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.

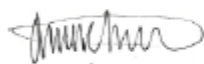
This agreement applies to all stages of construction of the Project and will require the approved auditor to submit a declaration of independence with each independent audit report they are involved in. This agreement is also conditional on the above auditor maintaining certification as a lead or principal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



**Photo 3:** Internal fitout and glass facade



**Photo 4:** Final drainage works



**Photo 5:** Vegetated stockpile



**Photo 6:** Silt fence surrounding spoil stockpile



**Photo 7:** Spill kit with rubbish placed within it



**Photo 8:** Operational sediment basin



**Photo 9:** Tree protection fencing



**Photo 10:** Site signage



**Photo 11:** Landscape planting

## Appendix D. Consultation Records



**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 9:35 AM  
**To:** georgia.dragicevic@planning.nsw.gov.au  
**Cc:** DPE PSVC Compliance Mailbox  
**Subject:** 56989722 - Eurobodalla Regional Hospital - Independant Environmental Audit

Hi Georgia

The next independent environmental audit for Eurobodalla Hospital is planned for 14<sup>th</sup> of April

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

As per the previous Audit, I will also initiate consultation with the following organisations.

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

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 10:23 AM  
**To:** ROG South East Region Mailbox  
**Subject:** Eurobodalla Regional Hospital - Independent Environmental Audit

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 13<sup>th</sup> of April 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)

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**richard.peterson-trigalana@outlook.com**

---

**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 9:45 AM  
**To:** carlos.ferguson@epa.nsw.gov.au  
**Cc:** info@epa.nsw.gov.au  
**Subject:** Independent Environmental Audit - Eurobodalla Hospital

Hi Carlos

Thank you for your input to the previous independent 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 with a site visit planned for 14<sup>th</sup> of April .

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 13<sup>th</sup> of April 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)

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**richard.peterson-trigalana@outlook.com**

---

**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 9:42 AM  
**To:** council@esc.nsw.gov.au; Mark Brain  
**Cc:** emily.lang@esc.nsw.gov.au  
**Subject:** Independent Environmental Audit - Eurobodalla Hospital

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 14<sup>th</sup> of April.

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 13<sup>th</sup> of April 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)

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 9:55 AM  
**To:** OEH HD Heritage Mailbox  
**Subject:** Eurobodalla Regional Hospital - Independent Environmental Audit

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 14<sup>th</sup> of April 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)

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 10:05 AM  
**To:** Webmaster; southernborder.team@rfs.nsw.gov.au  
**Subject:** Eurobodalla Regional Hospital - Independent Environmental Audit

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 14th of April.

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 13th of April 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)

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**richard.peterson-trigalana@outlook.com**

---

**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 10:17 AM  
**To:** Richard Peterson; Lili Hutchinson  
**Cc:** Development South  
**Subject:** RE: 20241206 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital - STH24/00043

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 on 14<sup>th</sup> of April

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

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Wednesday, 15 October 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>  
**Subject:** RE: 20241206 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital - STH24/00043

Hi Lili

Thank you for your feedback regarding previous audits for the Eurobodalla Hospital redevelopment

**richard.peterson-trigalana@outlook.com**

---

**From:** Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>  
**Sent:** Thursday, 2 April 2026 10:37 AM  
**To:** Richard Peterson  
**Cc:** Katrina O'Reilly  
**Subject:** RE: 56989722 - Eurobodalla Regional Hospital - Independent Environmental Audit

Hi Richard,

Thank you for consulting the Department 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.

Kind Regards,  
Georgia

---

**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 9:35 AM  
**To:** Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>  
**Cc:** DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>  
**Subject:** 56989722 - Eurobodalla Regional Hospital - Independent Environmental Audit

Hi Georgia

The next independent environmental audit for Eurobodalla Hospital is planned for 14<sup>th</sup> of April

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

As per the previous Audit, I will also initiate consultation with the following organisations.

- EPA
- Eurobodalla Council



Mr Richard Peterson  
Director  
Trigalana Environmental Pty Ltd

By email: richard.peterson-trigalana@outlook.com

Dear Mr Peterson

**Eurobodalla Regional Hospital – Independent environmental audit**

Thank you for your e-mail dated 30 March 2026 to the Conservation Programs, Heritage & Regulation (CPHR) Group of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) inviting feedback for the Eurobodalla Regional Hospital independent environmental audit.

We understand that Trigalana Environmental Pty Ltd have been appointed by the Department of Planning, Housing & Infrastructure (DPHI) to undertake an independent environmental audit of the State Significant Development (SSD-56989722) referred to above. We understand that the purpose of the audit is to provide an independent audit of the environmental performance and compliance status of the project.

The SSD application was approved in May 2024, with a subsequent modification application approved on 15 May 2025 (SSD-56989722 – Mod-1). A second modification application (SSD-56989722 – Mod-2) is currently under assessment. CPHR provided feedback on these applications (our reference DOC23/859231, DOC23/859821 and DOC25/1035359). We understand that the Eurobodalla Hospital project is currently in construction stage. The recommendations provided in this letter apply to conditions that are applicable to pre-construction and construction stages of the project.

Following a review of previous advice provided by CPHR on the project to date, and a review of conditions specified in the approval documentation, the specific matters recommended for consideration in the environmental audit are summarised below and detailed in Attachment A:

- Ensure compliance with the conditions relating to biodiversity, tree protection and landscaping detailed in the most recent Consolidated Determination document for the SSD-Mod -1 application (dated 14 May 2025).
- In relation to CPHR's comments on the Mod-2 application currently under assessment by DPHI, we recommended that existing conditions be revised and/or additional conditions included in the Determination Documentation (if approval is granted) to ensure they appropriately reflect the modified project. These related to biodiversity credit retirement requirements and updates to the Biodiversity Development Assessment Report (BDAR).

Please be aware that our advice does not incorporate input on any relevant heritage matters. If heritage advice is sought it is provided by a separate division and you will need to obtain this via [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).

If you have any further questions about this issue, please contact Bianca Klein, Senior Conservation Planning Officer, on 02 4224 4136 or at [bianca.a.klein@environment.nsw.gov.au](mailto:bianca.a.klein@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Houlison'.

Calvin Houlison  
**Team Leader, Planning (Illawarra)**  
**Conservation Programs, Heritage & Regulation**  
**Department of Climate Change, Energy, the Environment and Water**

Attachment A: CPHR Detailed Comments

1 April 2026

**ATTACHMENT A: CONSERVATION PROGRAMS, HERITAGE & REGULATION**  
**DETAILED COMMENTS – Eurobodalla Regional Hospital - Independent Environmental Audit**

In responding to Trigalana Environmental's request for CPHR group's feedback on the independent environmental audit of the Eurobodalla Regional Hospital SSD, we have reviewed previous advice provided by us to DPHI on the project to date (our reference DOC23/859231, DOC23/859821 and DOC25/1035359). Additionally, we have reviewed conditions specified in the Consolidated Determination Document (dated 24 May 2024). The specific matters recommended by CPHR for consideration in the environmental audit include ensuring that the following conditions have or are being complied with by the proponent:

- Preparation and implementation of a **Construction Environmental Management Plan**, specifically submission and compliance with the Biodiversity Management Sub-Plan in accordance with SSD – mod 1 condition B15(g).
  - Preparation and implementation of the **Biodiversity Management Sub-Plan\*** in accordance with SSD – mod 1 condition B19, including submission and implementation of an approved **Vegetation Management Plan** as per B19(d)
- **Biodiversity Credit Retirement** in accordance with SSD - mod 1 conditions B26-B28

*\*Note that the credit retirement requirements referred to in the BDAR cited in the Determination (final report 8, 8 January 2024, Abel Ecology) is likely to be superseded once the Mod-2 application is approved.*

- **Landscaping**
  - Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) (SSD – mod 1 condition D26).
- **Tree protection measures** are to be implemented as per the satisfaction of a qualified Arborist (AQF 5) as detailed in the approved Arboricultural Impact Assessment Report (SSD – mod 1 conditions B35, C19 and C20)

In relation to CPHR's advice on the Mod-2 application currently under assessment, we recommended that existing conditions be revised and/or additional conditions included in the Determination Documentation to reflect the changed biodiversity impacts expected from the modified project (if approval is granted). Our recommendations related to biodiversity credit retirement and updates to the BDAR, specifically:

- Including an obligation for the retirement of an additional 5 Southern Myotis species credits prior to commencement of works approved under the Modification Application.
- Updating the BDAR addendum letter, prepared by Abel Ecology dated 21 October 2025, lodged with the Mod-2 application to provide:
  - Updated figures that include the revised impact footprint for all ecosystem and species credit species.
  - Reference to the plant community type (PCT 852) being impacted and not only the South Coast Grassy Woodland.
  - Retain existing consent conditions detailed in the Development Consent (24 May 2024) relating to biodiversity protection and conservation and update as required to reflect the additional trees being replanted.

**From:** Alison Lamond <alison.lamond@dcceew.nsw.gov.au>  
**Sent:** Monday, 30 March 2026 4:20 PM  
**To:** Richard Peterson  
**Subject:** RE: Eurobodalla Regional Hospital - Independent Environmental Audit

Hello 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. In addition, please confirm that any required updates to the AHIMS register, including Aboriginal Site Impact Recording forms, have been completed. It is recommended that the Department of Planning Housing and Infrastructure Compliance Team be contacted via [compliance@planning.nsw.gov.au](mailto: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](mailto:heritagemailbox@environment.nsw.gov.au).

Kind regards,

**Alison Lamond** BSci, BA (Hons), (she/her)  
Strategic Manager – Major Projects  
Heritage NSW  
**Department of Climate Change,  
Energy, the Environment and Water**

**M** 0419 762 918 **E** [alison.lamond@dcceew.nsw.gov.au](mailto:alison.lamond@dcceew.nsw.gov.au)

[dcceew.nsw.gov.au](http://dcceew.nsw.gov.au)

Level 3, 6 Stewart Ave  
Newcastle West NSW 2303

Locked Bag 1002, Dangar NSW 2309

**Working days** Monday to Friday, 9:00am - 5:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

---

**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 30 March 2026 9:55 AM  
**To:** OEH HD Heritage Mailbox <heritagemailbox@environment.nsw.gov.au>  
**Subject:** Eurobodalla Regional Hospital - Independent Environmental Audit

To whom it may concern

**richard.peterson-trigalana@outlook.com**

---

**From:** Martin Webster <Martin.Webster@rfs.nsw.gov.au>  
**Sent:** Monday, 30 March 2026 3:26 PM  
**To:** Richard Peterson  
**Cc:** Joanne Laundess  
**Subject:** Re: Request for advice: Eurobodalla Regional Hospital - Independent Environmental Audit

Hi Richard,

Assuming everything is tracking as per our previous advice and recommendations I don't believe we have any additional/new concerns.

Regards,  
Marty Webster  
A/Supervisor Development Assessment & Planning  
Planning & Environment Services - South



P 02 4472 0600 E [martin.webster@rfs.nsw.gov.au](mailto:martin.webster@rfs.nsw.gov.au)

Unit 2 63 Cranbrook Rd BATEMANS BAY NSW 2536

[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)  

---

**From:** Joanne Laundess <Joanne.Laundess@rfs.nsw.gov.au>  
**Sent:** 30 March 2026 15:18  
**To:** Martin Webster <Martin.Webster@rfs.nsw.gov.au>  
**Subject:** Request for advice: Eurobodalla Regional Hospital - Independent Environmental Audit

Hi Marty,

The below correspondence has been uploaded to Guardian for your information / response as required.

**Jo Laundess**  
Administration Officer, Planning & Environment Services (South)  
P 02 4472 0600  
NSW RURAL FIRE SERVICE

---

**From:** Webmaster <webmaster@rfs.nsw.gov.au>  
**Sent:** Monday, 30 March 2026 2:04 PM  
**To:** Planning & Environment Services <CustomerService.Centre@rfs.nsw.gov.au>; Far South Coast <farsouthcoast@rfs.nsw.gov.au>  
**Subject:** FW: Eurobodalla Regional Hospital - Independent Environmental Audit

**From:** Lili Hutchinson <Lili.Hutchinson@transport.nsw.gov.au>  
**Sent:** Tuesday, 7 April 2026 7:28 AM  
**To:** Richard Peterson  
**Cc:** Freddy Becerra  
**Subject:** 20260407 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital  
- STH24/00043 (April)

Hello Richard,

Thank you for providing TfNSW the opportunity to comment on the next leg of construction.

TfNSW had provided comment in October 2025, please see attached. TfNSW notes there are still outstanding issues that need to be resolved within the Road Safety Audit as well as a few other concerns.

Please see outstanding matters to be addressed below:

- Vehicles are not compliant with the Vehicle Management Plan (VMP) and continue to use Mollee Road,
- Speed in excess of 60km/h at the southern end of the works from Mollee Road to end of work signs near Mountain View Road is still prevalent. TfNSW highlights this finding and requires consideration regarding a Road Asset Support System Variable Message Sign to reduce speeding in this area,
- Issue of the 60km/h zone at the southern end of work not returning to normal speed outside of work hours.

If you have any questions, please reach out to Freddy Becerra at 6640 1034 or email at [Freddy.becerra@transport.nsw.gov.au](mailto:Freddy.becerra@transport.nsw.gov.au).

Kind regards,

Lili

**Liliana Hutchinson**

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

T 9595 5038 E [lili.hutchinson@transport.nsw.gov.au](mailto:lili.hutchinson@transport.nsw.gov.au)

[transport.nsw.gov.au](http://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.

**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](mailto:lili.hutchinson@transport.nsw.gov.au)

[transport.nsw.gov.au](http://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.



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

OFFICIAL

**From:** Richard Peterson <[richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)>

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

**To:** Development South <[development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au)>

**Subject:** Independent Environmental Audit - Eurobodalla Hospital

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

# Appendix E. Independent Audit Declaration Form



## Independent Audit Declaration

|                                       |                                                   |
|---------------------------------------|---------------------------------------------------|
| <b>Project Name</b>                   | New Eurobodalla Regional Hospital                 |
| <b>Consent Number</b>                 | SSD-56989722                                      |
| <b>Description of Project</b>         | Construction and operation of a new high hospital |
| <b>Project Address</b>                | Princes Highway, Moruya                           |
| <b>Proponent</b>                      | Health Administration Corporation                 |
| <b>Date of Audit Site Inspection</b>  | 14 April 2026                                     |
| <b>Date of Audit Site Declaration</b> | 11 June 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).



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



# AtkinsRéalis



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