

John Hunter Health and Innovation Precinct

Independent Environmental Audit #5

Prepared for Multiplex Constructions

July 2024

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Multiplex Constructions

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July 2024

Version	Date	Prepared by	Approved by	Comments
0.1	12/7/24	David Bone	David Bone	Draft for review
0.2	16/7/24	David Bone	David Bone	Revised Draft following review
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Approved by



David Bone
Independent Auditor
18 July 2024

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Independent Audit Declaration

Project name	John Hunter Health and Innovation Precinct Project Independent Environmental Audit #4
Consent number	SSD-9351535
Description of project	The construction and operation of a new eleven story acute Services Building, including four levels of semi-basement parking and a rooftop helipad, and includes upgrades to existing John Hunter Hospital Buildings and facilities.
Proponent	Multiplex Constructions
Date	5 October 2023
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge: - the audit has been undertaken in accordance with relevant approval condition(s) of consent and in accordance with the <i>Independent Audit Post Approval Requirements</i> (Department 2020); - the findings of the audit are reported truthfully, accurately and completely; - I have exercised due diligence and professional judgement in conducting the audit; - I have acted professionally, objectively and in an unbiased manner; - I am not related to any proponent, owner or operator of the project neither as employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent or child; - I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent or child; - neither I nor my employer have provided consultancy services for the audited development that were subject to this audit except as otherwise declared to the Department prior to the audit; and - I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from fair payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. Note: a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an Audit Report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an Audit Report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).	
Name of auditor	David Bone
Signature	
Qualification	- Associate Diploma of Applied Science 1986 - CENVP #137 Lead Auditor
Company	EMM Consulting Pty Limited
Company address	3/175 Scott Street Newcastle 2300

Executive Summary

This independent environmental audit was conducted in accordance with Condition C34 – C39 of Schedule 2 of development consent SSD-9351535 granted 30 November 2021. The objective of the audit was to assess compliance with SSD approval in relation to operation of the Project. The audit period was 29 November 2023 to 28 May 2024. This was the fifth audit for the project under the approval.

No Modifications were approved during the audit period.

At the time of the audit, bulk earth works for stage 1 had largely been completed, construction access roads were in place, the western access road retaining wall was completed and roadworks for the roundabout connection works with the Newcastle Inner City Bypass (NICB) were underway. Construction of the ASB was well underway with basement levels complete up to Kookaburra Circuit. Internal lift structures are progressing above these levels and the preliminary works for the connection to the main John Hunter Hospital had commenced.

The NICB works are well advanced with clearing complete and roadworks underway along the entire interface of the JHHIP project boundary.

The findings of this audit are that the construction of the approved project is considered generally compliant with the SSD conditions. Two (2) non-compliances were identified, and two (2) recommendations made.

Non-compliances related to notification of incidents and provision of advise on plan revisions to DPHI, with the 2 recommendations related to Erosion and Sediment Control plan management and implementation.

The management and associated environmental programs in place were found to be adequate in scope and applied in practice by Multiplex Constructions for the stage of the development audited.

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1 Introduction

1.1 Background

EMM Consulting (EMM) was engaged by Multiplex Constructions to undertake an independent audit of the operational compliance with the conditions of approval as required by Conditions C34 – C39 of the State Significant Development (SSD) 9351535 approval. The period covered by the audit was construction of Stage 2 works for the project. The Stage 2 works were approved and commenced construction in December 2022, following approval to commence works on 16 December 2022 with the approval of Modification 3. An additional modification 4 was approved on 6 November 2023 with an adjusted condition relating to Biodiversity offsets (B26A) inserted within Schedule 2. Condition A2 was updated with the revised approved drawing register. No modifications were approved during this audit period.

The auditor Mr David Bone of EMM Consulting (EMM) was approved on 26 May 2022 with the audit scope for the project loaded onto the portal on 20 June 2022. This audit is the fifth for the project and commenced with a site inspection and interviews on 28 May 2024. A subsequent Request For Information (RFI) was provided to the proponent on 31 May 2024 with information received between the 31 May and 12 July 2024. Following that, this Report has been prepared.

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

Key features of the Project include:

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

A revised Staging Report (Rev 5) was approved for the project on 17 November 2023. The revised Staging Report identifies the following activities

Stage 1

- Enabling Works/ Early Works (Q2 2022 – Q4 2024)

Stage 2:

- Main Works ASB Building (Q1 2023 – Q3 2025)

Stage 3

- Main Works Refurbishment Works (Q1 2023 – Q3 2026)

Stage 4

- Eastern Extension of Northern Road (Q1 2025 – Q3 2026)

Dates for commencement and completion are indicative only and subject to construction schedules being met.

At the time of the Site Inspection, an updated Staging Report (Rev 6) had been submitted to the Department (8 May 2024) and was awaiting approval.

It was noted that the construction of the NICB to the west of the JHHIP project was well underway with roadworks well underway along the boundary between the two projects. Increased focus on monitoring results for noise, vibration and air quality was placed on these aspects during the audit as a result of the increased construction activity. NICB has installed additional monitors around the JHH Campus to monitor the impacts of the NICB development separately. Monitoring results are discussed between the parties during PCG meetings held.

1.2 Audit Team

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

1.3 Audit objectives

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

The IEA also determine compliance with the requirements of the Project's supporting documentation including operational reports where relevant to each stage.

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

1.4 Audit scope

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

- Schedule 2 Part A, Conditions A1 through A14, A16-A17, A22-A36;
- Schedule 2 Part B, Conditions B10-B11, B15 through B24; and
- Schedule 2 Part C, Conditions C1-C6, C8-C38, C44, C50-C53.

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

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

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

The consultation register is contained Appendix B.

During the audit scope development it was identified that two (2) NSW EPA penalty notices had been raised in relation to the site. These matters and previous notices raised on the site by NSW EPA were reviewed as part of this audit.

1.5 Audit Period

The IEA#5 assessed the environmental performance and compliance status of the John Hunter Health and Innovation Precinct from 28 November 2023 to 28 May 2024. IEA#5 covered ongoing Stage 1 works, Stage 2 works and Stage 3 works as described in the Rev 5 Staging Report, November 2023.

2 Audit methodology

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

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

2.1 Selection and endorsement of audit team

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

DPE Secretary approval of the audit team of Mr David Bone (Lead Auditor) was received by Multiplex on 26 May 2022. The endorsement letter is contained in Appendix A. A notification of the audit was issued to DPHI Compliance on 30 April 2024 prior to the scheduled site inspection on 28 May 2024.

2.2 Independent Audit Scope development

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

DPHI was contacted on 30 April 2024 and replied on 8 May 2024 with items required to be addressed in the audit. These items related to advice from NSW EPA about a Penalty notice 3173532048 issued to Multiplex regarding the project. This notice related to an event which originally occurred on 23 May 2023. This event and penalty notice was not recorded in IEA 4 and was not notified to the audit team at the time of IEA4 in November 2023. These issues are now addressed in this audit.

2.3 Compliance evaluation

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

Additional RFI's were sent following the site inspection and interviews with follow-up interviews also conducted in relation to erosion and sediment planning and implementation.

2.4 Site interviews

Information requests were sent prior to the site audit to ensure as much information as possible could be reviewed to gain a greater understanding of the key operational elements of the Project before arriving on site. The information was transferred to EMM by Multiplex following the audit.

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

- Health Infrastructure Project Director – Scott Liddell (MS Teams)
- Health Infrastructure Project Director – Lauren Stocks
- Multiplex Constructions Senior Project Engineer – Steve Russell

- APP Corporation Project Manager – Jack Madden
- Multiplex Constructions Senior HSE Manager – Thomas Messinesi
- Multiplex Constructions Safety Group – Blair Grant

Discussion points raised were:

- Project overview;
- Update on construction activities to date;
- Audits conducted;
- Regulatory advice and responses;
- Monitoring data;
- Complaints; and
- Incidents during the audit period.

2.5 Site inspections

On the 28 May 2024 a site inspection of the Project, was undertaken. The auditor was escorted at all times by Multiplex representatives. Those involved in the audit process comprised of:

- Jack Madden – Project Manager APP Corporation
- Steve Russell – Project Engineer Multiplex Constructions
- Thomas Messinesi - Multiplex Constructions Senior HSE Manager
- Blair Grant - Multiplex Constructions Safety Group
- Sergio Goncalves – Multiplex Constructions Senior Site Supervisor
- Gabrielle Wrightson - Multiplex Constructions Site Engineer

The opening and closing meeting were also attended by video link by:

- Health Infrastructure Project Director – Scott Liddell (MS Teams)
- Health Infrastructure Project Director – Lauren Stocks
- Multiplex Senior Project Engineer – Steve Russell
- APP Project Manager – Jack Madden
- Multiplex Senior HSE Manager – Thomas Messinesi

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

2.6 Consultation

Consultation is undertaken by the project team with the relevant agencies and stakeholders regularly to ensure that issues can be raised that they require to have addressed within the IEA. NSW Department of Planning and Environment, City of Newcastle Council, Hunter Water, Telstra, Jemena and Health Infrastructure NSW (present in the audit meetings) are the key stakeholders relevant to the project.

Transport for NSW (TfNSW) and NICB contractors also meet regularly to discuss interface issues including:

- Construction scheduling

- Traffic issues
- Complaints
- Monitoring results

Consultation undertaken is listed in Appendix C.

2.7 Compliance status descriptors

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

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

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

3 Audit findings

3.1 Approvals and documents audited

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

- SSD-9351535 Conditions of Approval (MOD 4)
- Carpark 4 Redesign and Southern Carpark Bridge Redesign
- SSD- MOD4_6 November 2023, Acute Services Building (ASB) rooftop, Internal ASB design, Link Bridges, Existing JHH building, Civil Works, Landscaping
- NICB/JHHIP Program Control Group (PCG) Meeting minutes 25, 26, 27 – December 2023 to June 2024
- Staging Report V5 17 Nov 2023
- Portal lodgement of staging plan 17 November 2023
- Post Approval Form_ SSD-9351535-PA-41;
- Letter to DPE 10 January 2023 - re notification of Review of Strategies, Plans and Programs
- Portal response Post Approval From_20230116023242
- Letter DPHI to NSW HI 29/2/24 regarding definition of harm.
- CEMP revision 4
- DPE letter SSD-9351535-PA-1 16/5/22 regarding biodiversity offsets
- CRO-22102 Crown Certificate 4 22 December 2022 Blackett Maguire and Goldsmith (SSD9351535 Mod 2 and Mod 3) ASB East -West realignment
- CRO-23006 Crown Certificate 5 24 March 2023 Blackett Maguire and Goldsmith (SSD9351535 Mod 2 and Mod 3) Kookaburra Circuit, Southern Entry, Mortuary refurbishment.
- CoN acceptance of stormwater design 14/02/24 on email
- HINSW Website <https://www.hneinfra.health.nsw.gov.au/projects/john-hunter-health-innovation-precinct>
- Site Induction for Stage 2 works Rev 15
- BMG pty Ltd Horizon Panel BCA certification 22/2/24
- SSD-9351535-PA-49 DPHI evidence of cladding and finishes meeting conditions
- SSD-9351535-PA-37 Stormwater Basin release 5 November
- SSD-9351535-PA-39 - Stormwater Basin release 5 November 2023. 13/11/23

- DPE RFI 64745724 14/11/23 request for detailed 30 day report
- SSD - 9351535-PA-42 - 30/11/23 provision of 30 day detailed report
- NSW EPA s.91 Clean up Notice 30/10/23
- NSW EPA s.110 Variation of Clean up Notice 07/12/23
- DPHI Incident Reporting definition of material harm 29/02/24
- NSW EPA POEO Act 1997 Penalty Notice 3173541241 18/04/2024
- SSD-9351535-PA-39 - Stormwater Basin release incident report and DPE reply 14/11/23 - RFI-64745724
- Post approval requirements May 2020 guideline 978-1-76058-387-3 (SF20/40224)
- Pre-construction dilapidation report Rev B completed 28/4/22 and submitted to Newcastle City Council, TfNSW, Ausgrid, Telstra, Jemena, Optus, Hunter Water Corporation, HI, on 29/4/22
- HMRI light intrusion memo 22/4/24
- ASB light intrusion memo 1/5/24
- CNVMSP reviewed for Main works 23 May 2023, no changes made current document is in Rev 4 CEMP
- SIMPEL Inspection records
- Acoustic Logic monitoring reports November 2023 – March 2024
- Waste recycling and purchasing report January to March 2024
- ESCP's Northrop drawing CV_40-B20 NL-E1A-H, 03/05/24
- Moits PESCP Version 2.2 ,27 November 2023 (ineco)
- CPESC inspections 16/5/24, 27/5/24
- De-Watering permits 24/4/24, 8/5/24
- BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22
- Notice received from Subsidence Advisory for Stage 1, 2 works 1/10/21 (FN19-11562).
- SiteHive reports November 2023 - March 2024
- Asbestos removal control plan approved 24/5/22, License AD211153
- APZ areas established as per this report, Blackash Bushfire letter 16/6/22
- Umwelt Consulting letter 3/6/22 (22284_R05_Russell_20220603) regarding tree retention and pruning
- Bus timetable April 2024
- SSD-9351535-PA-46 Lodgement of IEA#4 12/12/23

- MPX-CONTADV-016624 – May 27 2024 – Demolition plan issued to certifier
- Email 27/5/24 to DPHI – Demolition plan and hazardous materials survey to DPHI

3.2 Compliance performance

A total of 83 items were identified which compliance was required to be determined during the audit. These were comprised of:

- SSI 9351535 Conditions of Approval
- Approved Construction Environmental Management Plan (CEMP) and sub plans
- Of the 208 conditions, a total of 83 were determined to be triggered for this audit cycle. The remainder of the conditions are not triggered as they relate to earlier stages of the project or operational stages which have not commenced at the time of the audit.
- Of the 83 conditions triggered for this audit, 80 were identified to be compliant.
- Two (2) Non-compliances and two (2) recommendations were raised, these are summarised in Table 3.1.

Table 3.1 SSD 93515353 Non-compliance and recommendations register – IEA#5

NCR or Recommendation Reference	Condition Number ID	Audit Finding	Recommendation
SSD 9351535 NC#4	A30, A31	A pollution event which caused material harm to the environment occurred on or about May 23rd 2023 and was not notified in accordance with this condition.	It is recommended that all events which meet the definition of material harm to the environment are notified in accordance with these conditions.
SSD 9351535 NC#5	A35	A review of strategies plans and programs was not undertaken and notified to DPHI as required under this condition.	A review program should be established to ensure the requirements of this condition are met in the future.
SSD 9351535 REC#2	B22, B23	Civil contractor plans are more than 6 months out of date. Civil contractors site ESCP's are not updated in line with CPESC plans to ensure they are current and relevant	These plans should be discontinued unless they are updated monthly in line with Monthly CPESC inspections and updates.
SSD 9351535 REC#3	B23	Several redundant controls (Hay bales/Coir logs across outlets of major culvert lines) and other temporary controls not shown on drawings (sump downslope of roundabout link to NICB) were noted on the field review of the CPESC approved plans.	Update plans to include relevant controls in use across the site and remove redundant controls.

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

A number of notices were received during the audit period from NSW EPA.

- A prevention notice was issued to Multiplex on 30 May 2023 as a result of a site inspection following an event which occurred on 23 May 2023

- On 7 September 2023 NSW EPA issued Penalty Notice 3173532048 in relation to the event of 23 May 2023 for failure to maintain control equipment efficiently
- NSW EPA visited the site again on 4/10/23 and reached a conclusion that there had been a further pollution incident on or around 29 September 2023
- A remedial action plan was provided to NSW EPA on 8 November 2023 and a revised RAP was prepared to address NSW EPA comments on 23 November 2023.
- On 18 April 2024 NSW EPA issued penalty notice 3173541241 for failure to comply with prevention notice.

The 23 May 2023 event had not been notified to DPHI as an incident at the time of this audit.

3.4 Previous audit findings and recommendations

This is the fifth independent environmental audit, previous findings and recommendations from audit #4 were:

- **SSD 9351535 NC#3 - CoA C38** - The submission of audit report #3 did not occur within 2 months of the site inspection and is therefore non-compliant with this condition. **Future audit reports are to be submitted as required by this condition or as agreed with the Planning Secretary.**

An audit schedule was prepared to guide the reporting for Audit #5 and ongoing audits.

- **SSD 9351535 REC#1 - COA C33** – Site construction lighting is in place on structures and cranes across the site. To ensure these lights are not obtrusive to HMRI and the wider JHH campus. The lighting should be checked to ensure they are not obtrusive. No issues have been raised in relation to lighting from the project however as the project develops light sources will become more elevated and may interact more with hospital and campus operations. **Review lighting positions and angles to ensure light is not obtrusive to HMRI and other JHH Campus users.**

Consultation with HMRI and JHH Campus users was undertaken to determine if temporary lighting was causing any issues. No issues were identified by campus users.

3.5 EMP, Sub-plans and compliance documents

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

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

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

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

- Signage clearly displayed at the entry to the site.
- Pedestrian and cyclist pathways were in place and clearly signposted.

- Staff parking was reviewed during the audit and no issues were noted. Shuttle bus arrangements were in place from McDonald Jones Stadium and all workers observed used this mode of transport. Several pushbikes were noted to be in use by staff and no workers were noted walking from the site toward residential streets during surveillance undertaken prior to the audit meeting and following the audit meeting.
- Traffic routes were clearly identified in the site induction as well as at site gates and in offices and crib rooms.
- The site induction contains key requirements of the approved plans and CoA.
- Vibration monitoring equipment is in place as required by the management plans and was operational at the time of the audit. Real time alerts are provided to Multiplex staff and are actioned and investigated when they arise.
- Noise monitoring equipment is in place as per the approved plans and was operational at the time of the audit. Some reporting recommendations were made in relation to noise reporting.
- Air quality monitoring has been upgraded to real time monitoring across the site and was operational at the time of the audit.
- Waste tracking was reviewed in monthly reports and materials tracking registers provided showing compliance with the requirements of the CoA and approved plans.
- Waste separation is occurring on site and all wastes were appropriately stored.
- Bulk excavation for stage 2 works was largely complete, erosion and sediment control plans for the project were reviewed. Progressive erosion and sediment control plans are also prepared for discreet stages of the works with controls required by the plans in place at the time of the audit. Several controls noted on the plans were considered redundant as works had been completed and other earthwork controls were in place which were not on the plans. It was further noted that civil contractor plans provided to the auditor had not been updated in the past six months, in line with CPESC approved plans, potentially leading to miss matches in controls. A recommendation relating to the review and potential discontinuation of separate erosion and sediment control plans has been made.

3.6 Environmental performance

The project was considered to be in general compliance with all conditions that have been triggered at this stage of the project. The site was well organised, site personnel were aware of the environmental requirements under the conditions of consent and how they related to their role on the project. Heavy rainfall periods continue to challenge the site however with most drainage is now complete and stormwater control should become easier to manage in the future

3.7 Consultation outcomes

The projects consultation feedback is captured in PCG meetings and actions addressed in following meetings. There are no ongoing concerns they are awaiting to be addressed at the time of the audit.

3.8 Complaints

A complaint was received on 23/4/24 in relation to concerns over transition arrangements to a shared path within the HMRI carpark area.

A review of the transition arrangements was undertaken, and a minor design change was prepared to improve transition from the cycleway to the carpark. No further issues in regard to this matter were received during the audit period.

3.9 Incidents

No incident reports were notified during the audit period

3.10 Actual verses predicted environmental impacts

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

Civil earthworks and ASB construction were the predominate impacts assessable at the time of the audit. The controls in place and the monitoring conducted shows general compliance with the predicted impacts. Erosion and sediment control and the control of turbid construction water was heavily focussed on during the audit as a result of penalty notices received. Management of water across the site has, to date, been largely undertaken by reuse of turbid water from sediment basins for dust suppression and material conditioning to manage moisture levels to achieve compaction requirements. Continued wet weather has made completion of stormwater outlet works difficult to achieve and has led to releases from the site identified in the NSW EPA notices and penalties received. With the completion of most stormwater connections and perimeter road kerb installation and sealing this should assist in the management of stormwater across the site.

As a result of increased hard surface areas for Stage 2 works on the ASB an further increase in the separation of clean and dirty water has resulted. Currently all water from the ASB is treated as dirty water, as the building has progressed above carpark levels and perimeter roads become sealed, dirty water flows will reduce across the site.

Clearing limits were noted to be within approved boundaries in all areas and clearing is now completed.

Vibration impacts from a review of monitoring data were noted to be below trigger levels predicted in the approval documents on all occasions. Minor demolition and building modifications were underway in readiness for connections to the main JHH building. No issues have been raised with JHH campus in relation to vibration.

Noise levels across the project showed compliance with all noise management levels during construction. Reporting of results has been upgraded to show compliance with the approved Noise and Vibration Impact Assessment (NVIA Acoustic Logic 2021) for all receiver types. No complaints relating to noise have been raised during the audit period.

Air quality levels were noted to be low throughout the period as a result of wet weather. Air monitoring equipment has been upgraded to real time monitors to allow dust episodes to be quickly identified and addressed rather than waiting 30 days for dust results to be obtained. Monitoring data shows general compliance with NSW air quality guidelines. No complaints related to air quality have been received.

Access for pedestrians and cyclists was available across the site with signage present as required by the approval documents. As noted earlier modifications to the shared path connection to the HMRI carpark will be undertaken as a result of community complaints.

3.11 Site interviews

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

3.12 Site Inspection

The site inspection of the active areas of the site, ASB connection works, surrounding areas and perimeter fencing and signage was undertaken following the kick off meeting. The focus of the inspection was to review erosion and sediment controls, lighting, vibratory activities, access and parking. Control measures were in place in accordance with relevant management plans and the implementation of mitigation measures contained in approved plans was generally effective.

3.13 Previous Annual Review or Compliance Report recommendations

This was the fifth audit for the project. The previous audit findings were all closed prior to the undertaking of this audit. See Section 3.4

An audit of the project was undertaken on 28 May 2024. Two non-compliances were identified for the failure to notify incidents and notify a review of strategies and plans. Two recommendations were issued relating to erosion and sediment control plans see Section 4.2.

3.14 Key strengths

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

4 Recommendations

4.1 Non-compliances

Three conditions audited resulting in two (2) non-compliances for the audit period. These related to CoA A30, A31 and A35. These related to incident notification and notification of reviews of plans and strategies following incidents and audit report submission.

SSD 9351535 NC#4 - A pollution event which caused material harm to the environment occurred on or about May 23rd 2023 and was not reported in accordance with this condition. **It is recommended that all events which meet the definition of material harm to the environment are reported in accordance with these conditions.**

SSD 9351535 NC#5 - A review of strategies plans and programs was not undertaken and notified to DPHI as required under this condition. **A review program should be established to ensure the requirements of this condition are met in the future.**

4.2 Observations and recommendations

No observations were noted for this audit period.

The following recommendation was identified during the audit.

SSD 9351535 REC#2 - Civil contractor plans are more than 6 months out of date. Civil contractors site ESCP's are not updated in line with CPESC plans to ensure they are current and relevant. **These plans should be discontinued unless they are updated monthly in line with Monthly CPESC inspections and updates.**

SSD 9351535 REC#3 - Several redundant controls (Hay bales/Coir logs across outlets of major culvert lines) and other temporary controls not shown on drawings (sump downslope of roundabout link to NICB) were noted on the field review of the CPESC approved plans. **Update plans to include relevant controls in use across the site and remove redundant controls.**

5 Conclusion

The audit of the project undertaken on 28 May 2024 identified that the project has a high level of compliance with the conditions of approval and management plans approved under the conditions.

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

One aspect was identified which resulted in two non-compliances with the CoA or approved plans. This related to reporting of incidents to DPHI and resultant notices of revision of management plans.

Two recommended actions were identified in relation to erosion and sediment control planning and implementation to assist in simplifying the control and installation of effective controls in accordance with CPESC requirements.

Environmental monitoring in accordance with the CoA and approved plans is undertaken as required.

Good communication between the project teams continues between the NICB, JHH and JHHIP teams to ensure these major projects manage the potential impacts of construction with the operational needs of the campus.

Appendix A

NSW Department of Planning and Environment
Secretary's Endorsement

A.1 Independent Auditor Endorsement

Department of Planning and Environment

Nicholas Dowman
Senior Planning Advisor
Health Infrastructure

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

26/05/2022

Dear Mr Dowman

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

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

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

- Mr David Bone (auditor)

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

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

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

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

Yours sincerely



Heidi Watters
Team Leader Northern
Compliance

As nominee of the Planning Secretary

Appendix B

Consultation Register

B.1 Consultation Register

Table B.1 Agency and stakeholder consultation records

Agency/Stakeholder	Type of consultation	Comments
DPHI	Audit Scope definition	Include review of incidents and include documentation of penalty notices advised to DPHI by NSW EPA

Appendix C

Photographs



Photograph 1 – Project Signage off Kookaburra Circuit



Photograph 2 – Site Signage



Photograph 3 – Bus pickup point McDonald Jones Stadium



Photograph 4 – Temporary access road sealed and shuttle bus



Photograph 5 – ASB looking East



Photograph 6 – NICB interface - Basin 2



Photograph 7 Concrete washout tray from Kerbing works



Photograph 8 NICB link roundabout construction



Photograph 9 – Shared path connection to HMRI Carpark prior to transition adjustments



Photograph 10 – Real time monitor installation



Photograph 11 – ASB looking south



Photograph 12 – ASB sediment basin 1



Photograph 13 – Concrete pump setup with spill trays



Photograph 14 – Site Notice board



Photograph 15 – Waste bin location



Photograph 16 – ASB connection demolition and adjustments

Appendix D

Independent Audit Compliance Table

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

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
PART A - ADMINISTRATIVE CONDITIONS					
GENERAL					
A1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Triggered	Site inspection undertaken of works underway on 28 May 2024.	Management of the site was considered to be generally in accordance with the plans and requirements of the various approvals and legislation pertinent to the project.	Compliant
A2.	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; and (d) in accordance with the approved plans in the table (Architectural drawings prepared by BVN Architects and Table: Landscape plan prepared by Urbis):	Triggered	SSD-9351535-MOD-1 _31 August 2022 - Rearrangement of Detention Basin, Carpark 4 Redesign and Southern Carpark Bridge Redesign SSD - 9351535_MOD-2 _13 October 2022 Vegetation clearing SSD - 9351535_MOD3_16 December 2022 ASB building relocation, design amendments SSD- MOD4_6 November 2023, Acute Services Building (ASB) rooftop, Internal ASB design, Link Bridges, Existing JHH building, Civil Works, Landscaping SSD-93515353 Mod 5 - lodged 19/4/24 - under assessment	No modifications were approved during the audit period. Mod 5 has been lodged and is under assessment	Compliant
A3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Triggered	No written directions of this nature have been received in relation to this condition during the audit period		Compliant
A4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Triggered	Letter DPHI to NSW HI 29/2/24	A clarification was provided to NSW HI by DPHI in relation to Incident reporting. In short the definition of material harm has been clarified as excluding incidents captured by work health and safety reporting requirements.	Compliant
LIMITS OF CONSENT					
A5.	This consent lapses five years after the date of consent unless work is physically commenced	Triggered	Construction of the project commenced with Stage 1 Early Enabling Works	Date of commencement was 2/5/22	Compliant
PRESCRIBED CONDITIONS					
A6.	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Triggered	Noted		Compliant
PLANNING SECRETARY AS MODERATOR					
A7.	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Triggered	No disputes noted during audit period	No disputes have occurred or were reported in regard to the project.	Compliant
EVIDENCE OF CONSULTATION					
A8.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Triggered	Examples include: TNSW and NICB contractor, NCC related to traffic for this stage of the development. Program Control Group (PCG) Meeting minutes 25, 26, 27. See also A17		Compliant

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

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	STAGING				
A9.	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Triggered	Staging Report V5 17 November 2023 Portal lodgment of staging plan 17 November 2023 Post Approval Form_SSD-9351535-PA-41;	A V5 of the staging report has been prepared and is under review for submission. This revision is related to separating out refurbishment stages from the ASB stages to better suit completion certificates issued by the Project Certifier. The proposed stages are now: - Stage 1 - Enabling/Early Works Q2 2022-Q2 2024 - Stage 2 - Main works ASB Building Q1 2023-Q2 2025 - Stage 3 - Main works Refurbishment Works Q1 2023 - Q4 2026 - Stage 4 - Eastern Extension of Northern Road Q2 2023-Q2 2024 Stages 1,2,and 3 were active at the time of the audit	Compliant
A10.	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Triggered	Staging Report V5 17 November 2023 Portal lodgment of staging plan 17 November 2023 Post Approval Form_SSD-9351535-PA-41;	See A9	Compliant
A11.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Triggered	Staging Report V5 17 November 2023 Portal lodgment of staging plan 17 November 2023 Post Approval Form_SSD-9351535-PA-41;	See A9	Compliant
A12.	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Triggered	Staging Report V5 17 November 2023 Portal lodgment of staging plan 17 November 2023 Post Approval Form_SSD-9351535-PA-41;	See A9	Compliant
	STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A13.	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Triggered	Staging Report V5 17 November 2023 Portal lodgment of staging plan 17 November 2023 Post Approval Form_SSD-9351535-PA-41;	A V5 of the staging report has been prepared and is under review for submission. This revision is related to separating out refurbishment stages from the ASB stages to better suit completion certificates issued by the Project Certifier. The proposed stages are now: - Stage 1 - Enabling/Early Works Q2 2022-Q2 2024 - Stage 2 - Main works ASB Building Q1 2023-Q2 2025 - Stage 3 - Main works Refurbishment Works Q1 2023 - Q4 2026 - Stage 4 - Eastern Extension of Northern Road Q2 2023-Q2 2024 See also A9	Compliant
A14.	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Triggered	Letter to DPE 10 January 2023 - re notification of Review of Strategies, Plans and Programs Portal response Post Approval From_20230116023242	All plans submitted and approved as required. Works substantially the same as before, plans reviewed but not required to change at the time of the audit	Compliant
A15.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Not Triggered		No request for this made by the proponent	Not Triggered
A16.	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Triggered	CEMP main works revision 4 Staging Report V5 17 Nov 2023	The current plans as updated and noted were being implemented during the audit period.	Compliant

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

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	NEWCASTLE INNER CITY BYPASS				
A17.	The Applicant must identify potential impact of traffic from operation of the new facilities, as well as investigate opportunities and risk mitigation strategies, in consultation with the Newcastle Inner City Bypass / John Hunter Hospital steering committee, to minimise the impact of the Acute Services Building commencing operation prior to the completion of the Newcastle Inner City Bypass.	Triggered	Program Control Group (PCG) Meeting minutes 25, 26, 27 Dec 23 - Jun 24.	PCG meetings occur regularly and include TNSW, HI, APP members. Traffic issues are discussed during these meetings along with project timing and interface management.	Compliant
A18.	Should the Newcastle Inner City Bypass Rankin Park to Jesmond road works approved as part of State Significant Infrastructure approval SSI 6888 not be completed by the commencement of operations of the Acute Services Building, the Applicant must identify appropriate management measures (such as ensuring there is no uplift in clinical activity, staggered staff start and finish times and modified visiting hours) to minimise traffic growth on the John Hunter Hospital Campus during peak periods to the satisfaction of the Planning Secretary. These measures must be implemented until the completion of the Newcastle Inner City Bypass Rankin Park to Jesmond Road works.	Not Triggered		The Newcastle Inner City Bypass Rankin Park to Jesmond project has commenced full construction. The project is not complete as at the date of this audit	Not Triggered
	PROPOSED NORTHERN ROAD				
A19.	Prior to the commencement of construction of Stage 2, the biodiversity impact associated with the additional clearing of vegetation necessary to upgrade the existing fire trail to a standard required for a future access road to the eastern part of the hospital precinct must be investigated by an accredited biodiversity assessor and suitably qualified engineer and the findings provided to the Planning Secretary for endorsement.	Not Triggered	DPE letter SSD-9351535-PA-1 16/5/22	DPE has approved the biodiversity impact assessment for this aspect of the project. Stage 2 works have commenced. The northern road works have not commenced at this time.	Not Triggered
A20.	In the event the net additional clearance of vegetation required to upgrade the existing fire trail as determined under condition A19 has a lesser biodiversity impact compared to Stage 2 (the second stage eastern extension of the proposed Northern Road), the future eastern extension of the proposed Northern Road to Jacaranda Drive must be realigned generally along the existing fire trail (subject to necessary adjustments to facilitate adequate sight distance) and the revised drawings must be submitted to the satisfaction of the Planning Secretary.	Not Triggered		No additional clearing required for the current stage of the development	Not Triggered
A21.	If the future eastern extension of the proposed Northern Road to Jacaranda Drive is required to be realigned generally along the existing fire trail as required by conditions A19 and A20, a revised Biodiversity Development Assessment Report for the realigned Northern Road must be provided to the Planning Secretary prior to any works for Stage 2.	Not Triggered		Not commenced at this stage	Not Triggered
	STURCTURAL ADEQUACY				
A22.	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Triggered	CRO-22102 Crown Certificate 4 22 December 2022 Blackett Maguire and Goldsmith (SSD9351535 Mod 2 and Mod 3) ASB East -West realignment CRO-23006 Crown Certificate 5 24 March 2023 Blackett Maguire and Goldsmith (SSD9351535 Mod 2 and Mod 3) Kookaburra Circuit, Southern Entry, Mortuary refurbishment.	All new buildings, structures or alteration to existing buildings and structures which have occurred during the audit period are overseen by APP Corporation and were confirmed to be in accordance with approved plans BCA elements.	Compliant
	EXTERNAL WALLS AND CLADDING				
A23.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Triggered	External Cladding BCA certification AHA Engineering Pty Ltd 14/8/23 Façade cladding BCA certification TTW Pty Ltd 15/8/23 BMG Pty Ltd Horizon Panel BCA certification 22/2/24	External walls commenced at the time of the audit. Certified as being compliant with the BCA and CoA requirements	Compliant
	EXTERNAL MATERIALS				
A24.	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Triggered	External Cladding BCA certification AHA Engineering Pty Ltd 14/8/23 Façade cladding BCA certification TTW Pty Ltd 15/8/23 BMG Pty Ltd Horizon Panel BCA certification 22/2/24 SSD-9351535-PA-49 evidence of cladding and finishes meeting this condition	External walls commenced at the time of the audit. Certified as being compliant with the BCA and CoA requirements	Compliant
	APPLICABILITY OF GUIDELINES				
A25.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Triggered		Noted. Relevant guidelines and policies are contained in the approved plans	Compliant
A26.	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Triggered		No correspondence of this nature received to date.	Compliant

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

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
MONITORING AND ENVIRONMENTAL AUDITS					
A27.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Triggered	Q4 2023 monitoring summary Q1 2024 Monitoring summary Aconex Field records SIMPEL Inspection records	Internal WHSE audits undertaken regularly. Audits cover Safety, Plant, Environmental, Observations raised in relation to environmental issues included sediment basin access and egress, signage, traffic, storage of fuels, erosion and sediment controls, waste handling, shared user path access. All actions raised closed out on system and stored electronically via Aconex and SIMPEL.	Compliant
ACCESS TO INFORMATION					
A28.	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Triggered	https://www.hneinfra.health.nsw.gov.au/projects/john-hunter-health-innovation-precinct Rev 4 CEMP and sub plans submitted to DPE and approved on 14 September 2022. These plans are current at the time of the audit Monitoring results summaries are up to Q1 2024. IEA#1,2,3,4 report and proponents responses are on the website	All documents required are on the website Complaints register is on the website, one complaints this audit period which has been closed. The complaint related to the cycleway connection in the HMRI carpark. The cycleway transition in the carpark is quite sudden and is being reviewed to change the transition and improve cyclist/pedestrian and vehicle interactions at this point. A Comprehensive summary of monitoring data is available on the website currently. The summary reflects the detailed reports reviewed. Contact details are available on the website Works summaries and notifications are on the website There have been no other audits outside of this program or other matters required by the Planning Secretary to date.	Compliant
COMPLIANCE					
A29.	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Triggered	Site Induction for Stage 2 works Rev 15	The site induction covers the requirements to comply with the conditions of approval.	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A30.	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Triggered	SSD-9351535-PA-37 Stormwater Basin release 5 November 2023 SSD-9351535-PA-39 - Stormwater Basin release 5 November 2023 7 day update 13/11/23 DPE RFI 64745724 14/11/23 request for detailed 30 day report SSD - 9351535-PA-42 - 30/11/23 provision of 30 day detailed report NSW EPA s.91 Clean up Notice 30/10/23 NSW EPA s.110 Variation of Clean up Notice 07/12/23 DPHI Incident Reporting definition of material harm 29/02/24 NSW EPA POEO Act 1997 Penalty Notice 3173532048 07/09/2023 NSW EPA POEO Act 1997 Penalty Notice 3173541241 18/04/2024	2 x incidents were identified during the audit, both related to the stormwater releases off site. NSW EPA have issued a clean up notice, a variation to the clean up notice and 2 penalty notices related to these events. One of these events (May 2023 - Event 1) was not reported to DPHI at the time of the event/incident in accordance with this condition or Appendix 1 requirements, as the event was not initially identified as causing material harm. Following audit investigation and a review of remedial works undertaken under clean up notices this event is, in the opinion of the auditor, classified as a material harm event. Event 1 occurred on or around 23 May 2023, following a NSW EPA site inspection on the same date. A prevention notice was issued to Multiplex on 30 May 2023 as a result of this inspection. On 7 September 2023 NSW EPA issued Penalty Notice 3173532048 in relation to the event. On 29 September 2023 CoN advised NSW EPA of a further event at the site. NSW EPA visited the site again on 4/10/23 and reached a conclusion that there had been a pollution incident. A remedial action plan was provided to NSW EPA on 8 November 2023 and a revised RAP was prepared to address NSW EPA comments on 23 November 2023. This event was not notified to DPHI as required by this condition at any time throughout the event timeline. The penalty notice issued on 7 September 2023 and the RAP and actions required to be undertaken were not identified to the auditor during IEA#4 in November 2023. The event had not been notified to DPHI at the time of this audit. Event 2 occurred on 5 November 2023 as a result of heavy rainfall exceeding the capacity of site controls and leading to Basin 2 failing and releasing water to the adjacent project (NICB) to the west of the site. A notification to DPHI for this incident was provided on 5 November 2023 and a clean up notice by NSW EPA was also issued for this event. Further notifications to DPHI were made related to this event and the clean up and preventative actions taken. This event was notified as required by this condition. On 18 April 2024 NSW EPA issued a penalty notice for failure to comply with a prevention notice in reaction to this event. SSD 9351535 NC#4 - A pollution event which caused material harm to the environment occurred on or about May 23rd 2023 and was not reported in accordance with this condition. It is recommended that all events which meet the definition of material harm to the environment are reported in accordance with this condition.	Non-compliant
A31.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Triggered	SSD-9351535-PA-39 - Stormwater Basin release and DPE reply 14/11/23 - RFI-64745724	A Follow-up report was provided in accordance with the requirements of Appendix 1 in relation to Incident notification SSD-9351535-PA-39 - Stormwater Basin release in November 2023 (event 2). Additional stormwater releases identified during the audit period from May 2023 (event 1) have not been identified in accordance with this condition. See SSD 9351535 NC#4.	Non-compliant

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

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	NON-COMPLIANCE NOTIFICATION				
A32.	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Triggered		No notifications were reportedly made or required by the Project Certifier under this condition. Incidents were notified which involved non-compliances, see A30, A31 A review of notifications and NSW EPA correspondence for the May 2023 sediment release event included an identified non-compliances with the implementation of the soil and water management plan and ESCP in pace at the time of the incident. City of Newcastle and NSW EPA identified as a result of downstream investigations not visible from the project site, that road aggregate materials (up to 200 Tonnes) had left site and been deposited in the creekline downstream of the site. See NC#4	Compliant
A33.	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Triggered		No notifications were reportedly made or required under this condition. Incidents were notified which involved non-compliances, see A30, A31	Compliant
A34.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Triggered		Notifications required to be made during this period were recorded as incidents.	Compliant
	REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A35.	Within three months of: (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under conditions C37 to C38; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Triggered	SSD-9351535-PA-42 - 30/11/23 - Revision of strategies notification to DPE as a result of Stormwater Basin release on 5-7 November 2023.	Evidence of notification of a review of Strategies, plans and programs was provided on 30 November 2023. Incident notification occurred on 30 November 2023 and MOD 4 was approved on 7 November 2023. The review and notification provided on 30 November 2023 is compliant with requirements of this condition. Review undertaken and lodged as a result of Incident report from 7 November and Mod 4 on 30 November 2023. IEA#4 report was finalised and provided on 11 December 2023. A revision of strategies plans and programs was due by mid March 2024. SSD 9351535 NC#5 - A review of strategies plans and programs was not undertaken and notified to DPHI as required under this condition. A review program should be established to ensure the requirements of this condition are met in the future.	Non-compliant
A36.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Triggered	SSD-9351535-PA-42 - 30/11/23 - Revision of strategies notification to DPE as a result of Stormwater Basin release on 5-7 November 2023.	No updates were required to strategies, plans or procedures as a result of these reviews undertaken during this audit period.	Compliant
	COMPLIANCE REPORTING				
A37.	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A38.	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A39.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered
A40.	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Not Triggered	Post approval requirements May 2020 978-1-76058-387-3 (SF20/40224)	Compliance is tracked under the DPE Requirement 1 Compliance Reporting - Post Approval Requirements May 2020. These requirements are for Operation and Decommissioning phases of projects only.	Not Triggered

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
NOTIFICATION OF COMMENCEMENT					
B1.	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Not Triggered	Submission provided on 28/4/22 for a 2/5/22 start of Stage 1. Stage 2 - 15/12/2022 Post Approval Form_20221215211108	Notification provided greater than 48 hours prior to commencement of works as per this requirement	Not Triggered
B2.	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Not Triggered	Submission provided on 28/4/22 for a 2/5/22 start of Stage 1. Stage 2 - 15/12/2022 Post Approval Form_20221215211108	Notification provided greater than 48 hours prior to commencement of works as per this requirement Stage 2 still active, no other stages commenced this period	Not Triggered
CERTIFIED DRAWINGS					
B3	Prior to the commencement of each stage of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent for that stage of the development.	Not Triggered	CRO-22102 Crown Certificate 4 22 December 2022 Blackett Maguire and Goldsmith (SSD9351535 Mod 2 and Mod 3) ASB East -West realignment CRO-23006 Crown Certificate 5 24 March 2023 Blackett Maguire and Goldsmith (SSD9351535 Mod 2 and Mod 3) Kookaburra Circuit, Southern Entry, Mortuary refurbishment.	All works in Stage 2 approved	Compliant
EXTERNAL WALLS AND CLADDING					
B4.	Prior to the commencement of construction of the external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Not Triggered	External Cladding BCA certification AHA Engineering Pty Ltd 14/8/23 Façade cladding BCA certification TTW Pty Ltd 15/8/23 BMG Pty Ltd Horizon Panel BCA certification 22/2/24 SSD-9351535-PA-49 29/2/24 evidence of cladding and finishes meeting this condition	External walls commenced at the time of the audit. Certified as being compliant with the BCA and CoA requirements	Compliant
PROTECTION OF PUBLIC INFRASTRUCTURE					
B5.	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Not Triggered	Pre-construction dilapidation report Rev B completed 28/4/22 and submitted to Newcastle City Council, TNSW, Ausgrid, Telstra, Jemena, Optus, Hunter Water Corporation, HI, on 29/4/22.	No changes as a result of Stage 2.	Compliant
B6	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary for information prior to its removal from the Site.	Not Triggered	A procedure has been prepared and it contained in the CEMP. No reporting of unexpected find to DPE required.	No Asbestos Unexpected finds were identified in the audit period	Compliant
ECOLOGICALLY SUSTAINABLE DEVELOPMENT					
B7.	Prior to the commencement of construction of each stage of the development, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Issue F, prepared by EMF Griffiths and dated 9 April 2021) relevant to that stage of the development have been incorporated into the design of the development.	Not Triggered	Certifier has approved plans for Stage 2 works New ESD plan as part of Mod 4 EMF Griffiths 'Issue A' August 24th 2022 Project no. S202180, Addendum report s2021280esd-1 March 2nd 2023	As a result of Mod 4, an addendum ESD report was prepared and confirms the requirements of the ESD report are being met by the modified development.	Compliant
B8.	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Not Triggered	Addendum report s2021280esd-1 March 2nd 2023	This report confirms the project is still compliant with this condition.	Not Triggered

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	OUTDOOR LIGHTING				
B9.	Prior to commencement of external lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Not Triggered	Star Group certification letter regarding lighting of HRMI carpark (letter of 16/6/22)	Lighting installation for the project has not yet commenced however design has been certified as part of the crown certificate requirements by Star Group for the HRMI carpark works	Compliant
	DEMOLITION				
B10.	Prior to the commencement of demolition for each stage of the development, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) for that stage must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Triggered	MDG Demolition Work Plan 2/5/24 SDG Engineers Certification of plan 27/5/24	Plan prepared for works and reviewed by structural engineer for works to be undertaken.	Compliant
B11.	Prior to any demolition commencing, additional investigations be made by the asbestos removalist in areas not accessible at the time of the assessment and all Asbestos Containing Material likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.	Triggered	PRA Hazardous Materials Survey V1 July 2022	Plan prepared and attached to Demolition plan.	Compliant
	EXISTING HELIPAD / HELICOPTER OPERATIONS DURING CONSTRUCTION				
B12.	Prior to the erection of cranes on the site or any structures that may obstruct helicopter flight paths, existing helipad / helicopter operations at the existing hospital are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations to and from the existing helipad at the site during construction. A report summarising the outcome of the review must be submitted to the Certifier and Planning Secretary.	Not Triggered	Avipro email notification of crane works commencing on the project 5/4/22. Revised report 16 December 2022	Two cranes on site currently. Aviation assessment undertaken for mobile cranes and for tower cranes in use. Revised report and assessment submitted and approved December 2022	Not Triggered
	PROPOSED HELIPAD DESIGN				
B13.	Prior to the construction of the approved helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the approved helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Not Triggered		Helipad construction had not commenced at the time of the audit	Not Triggered
	PROPOSED HELIPAD OPTIONS				
B14.	Prior to the construction of the approved helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the approved helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifier and a copy submitted to the Planning Secretary and Council.	Not Triggered	Not operational	Helipad construction had not commenced at the time of the audit	Not Triggered

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS				
B15.	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Triggered	CEMP revision 4 Main works 6/9/22 in use	Plans being implemented for the stage of works occurring at the time of the audit	Compliant
	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
B16.	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Biodiversity Management Plan incorporating the Minimisation and Mitigation Measures in the Biodiversity Development Assessment Report, prepared by Umwelt (Australia) Pty Ltd revision 6 dated 21 October 2021; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18); (f) Construction Noise and Vibration Management Sub-Plan (see condition B19); and (g) Construction Waste Management Sub-Plan (see condition B20).	Triggered	CEMP revision 4 Main works 6/9/22 in use	Plans approved by DPE and being implemented for the stage of works occurring at the time of the audit The following sections of the CEMP were found to meet the requirements of this condition; (a)(i) Section 1.8 Hours of Work (ii) Section 3.5 24-Hour Contact Details of Site Manager (iii) Section 13.5 Dust and Air Quality Management Sub-Plan, Section 6.2 Aspects and Impacts (iv) Section 13.6 Ground Water/ Water Quality Management Sub-Plan and 13.7 Soil and Water Management Sub-Plan (v) Section 13.7 Soil and Water Management Sub-Plan (vi) Section 13.6 Ground Water/ Water Quality Management Sub-Plan (vii) Section 1.9 Legal and other requirements, Section 13.11 Site Office Environmental Management Sub-Plan (viii) 4.0 Communication and Consultation - Website records for complaint handling14. (b) Appendix 5: Unexpected Finds Protocol for Contamination (c) Appendix 5: Unexpected Finds Protocol for Aboriginal Heritage (error in document - should read Appendix 6), Appendix 7: Unexpected finds protocol for Historic heritage (d) Section 13.2 Biodiversity Management Sub-Plan & Appendix 9: Biodiversity MSP incorporating minimisation and mitigation measures (e) Section 13.1 Construction Traffic and Pedestrian Management Sub-Plan and Appendix 8: Traffic and Pedestrian MSP (f) Section 13.3 Construction Noise and Vibration Management Sub-Plan and Appendix 10: Noise and Vibration MSP (g) Section 13.4 Construction Waste Management Sub Plan	Compliant
B17.	The Applicant must not commence construction of the development until a copy is submitted to the Planning Secretary.	Triggered	CEMP revision 4 Main works 6/9/22 in use	Documents submitted as required	Compliant
B18.	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) signage at the entrance of any bushland tracks affected by construction activities to ensure pedestrians and cyclists accessing the tracks are aware of any temporary closures or diversions as a result of construction activities; (iv) initiatives such as park and ride, shuttle bus services and encourage carpooling to ensure that construction workers have a dedicated off-site parking area and transportation to the works site, ensuring workers do not park in local streets; (v) how the use of the Lookout Road / Kookaburra Circuit signalised intersection for construction access would be discouraged where possible and the alternatives of Lookout Road / Jacaranda Drive and the future Newcastle Inner City Bypass be considered in the first instance. Where this is not possible additional measures to specifically address the safety of pedestrians and the movement of operational traffic including staff, visitors and emergency vehicles through this intersection; (vi) heavy vehicle routes, access and parking arrangements; (vii) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and (viii) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	Triggered	CEMP revision 4 6/9/22 in use CTPMSP revised for Main works 23 May 2023 Consultation with City of Newcastle and TfNSW 23 May 2023	Documents approved under CEMP. DPE correspondence notes that the appended CTPMSP (Stantec 2022) is required to be implemented. This plan is in use and being implemented at the time of the audit. The following sections of the CTPMSP were found to meet the requirements of this condition; (a) Written by Transportation Engineers "Senior" and "Principal" and approved by DPE (b) Appendix B Evidence of Consultation contains emails from CoN and TfNSW with responses and changes implemented prior to submission for approval by DPE (c)(i) Section 4 Construction Traffic Management (ii) Section 4.3 Existing Shared Paths and Cycleways, Section 4.6 Other Pedestrian, Cyclist and Traffic Management Considerations, Section 4.9 Emergency Vehicle Access (iii) Section 4.3 Existing Shared Paths and Cycleways (iv) Section 3.3 Construction Worker Parking (v) Section 3.4 Construction Site Access and 3.6 Construction Vehicle Routes (vi) Section 3.6 Construction Vehicle Routes (vii) Section 4.1 Swept Path Analysis and Appendix A Swept Path Assessment (viii) Section 3.4 Construction Site Access	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
B19.	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) vibration surveys be carried out of each key vibration-generating-activity / equipment; (d) at the relevant on campus buildings (including but not limited to the existing JHH, HMRI, Private Hospital) and other hospital campus areas where sensitive equipment is operated, that the equipment-specific vibration criteria are set and managed accordingly; (e) vibration assessment at the commencement of operations for each vibration generating activity to determine whether the existence of significant vibration levels justifies a more detailed investigation. Site law tests will help determine allowable working distances from structures to manage vibration; (f) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (g) include strategies that have been developed with the community for managing high noise generating works; (h) describe the community consultation undertaken to develop the strategies in condition B19(g); (i) include a complaints management system that would be implemented for the duration of the construction; and (j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B15.	Triggered	CEMP revision 4 6/9/22 in use CNVMSP reviewed for Main works 23 May 2023, no changes made current document is in Rev 5 CEMP Noise Monitoring reports November and December 2023, January, February and March 2024 (Acoustic Logic) Vibration Monitoring reports November and December 2023, January, February and March 2024 (Acoustic Logic)	Documents approved under CEMP. DPE correspondence notes that the appended CNVMSP (Acoustic Logic 2022) is required to be implemented. This plan is in use and being implemented at the time of the audit. The following sections of the CNVMSP were found to meet the requirements of this condition: (a) Appendix 2 – Authors CV's (b) Section 5 Noise and vibration assessment and recommendations, 8 Additional noise and vibration control methods (c) Section 5.1 Vibration impacts (d) Section 4.2.1 Hospital Specific Vibration Limits, Section 5.1 Vibration impacts, 6 Ongoing construction and vibration noise monitoring, Appendix 1 - Noise and vibration monitoring locations (e) Section 5.1 Vibration impacts, 6 Ongoing construction and vibration noise monitoring, Appendix 1 - Noise and vibration monitoring locations (f) Section 5 Noise and vibration assessment and recommendations 6 Ongoing construction and vibration noise monitoring, 7 Control of construction noise and vibration - procedural steps (g) Section 5.2 Recommendations, Control of construction noise and vibration - procedural steps, 8 Additional noise and vibration control methods, 9 Community considerations and complaints handling (h) Section 9 refers to the "Stakeholder and Communications Management Plan" (i) Section 9 Community considerations and complaints handling and "Stakeholder and Communications Management Plan" (j) Section 6 Ongoing construction and vibration noise monitoring	Compliant
B20.	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and (b) information regarding the recycling and disposal locations.	Triggered	CEMP revision 4 6/9/22 in use Waste recycling and purchasing report January , February and March 2024	Documents submitted as required. Waste reporting contained in monthly reports, November example reviewed including imported material dockets. The following sections of the CWMSPP were found to meet the requirements of this condition: (a) Section 13.4 contains requirements for tracking wastes generated from the project and reporting of amounts on a monthly basis. (b) Section 13.4.4 and 13.4.5 contain details regarding the location for separation of wastes on site . Locations are not specifically mentioned however site inspection records and monitoring results confirm licensed contractors in use.	Compliant
CONSTRUCTION PARKING					
B21.	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site (or alternative off-site arrangement for workers), including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Triggered	CEMP revision 4 6/9/22 in use CTPMSP revised for Main works 23 May 2023 Consultation with City of Newcastle and TNSW 23 May 2023 Bus timetable April 2024	Site inspection identified that parking was as per the requirements of this plan. Parking restrictions identified in the site induction slides 20 to 23. Park and ride shuttle from McDonald Jones Stadium in place with multiple contractors providing buses as well as Multiplex general buses.	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	SOIL AND WATER				
B22.	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; (b) divert existing clean surface water around operational areas of the site; and (c) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.	Triggered	ESCP's Northrop drawing CV_40-B20 NL-E1A-H, 03/05/24 Molts CPESC /Version 2.2, 27 November 2023 (ineco) CPESC inspections 16/5/24, 27/5/24 De-Watering permits 24/4/24, 8/5/24	ESCP prepared and implemented for main works. Molts are civil contractor and prepare progressive plans which work towards the CPESC approved Northrop plans for the scope of works being undertaken. ineco Rev 2.2 in place at time of audit. The site inspection noted controls generally in place as required and in accordance with current plan. Civil contractors site ESCP's are not updated in line with CPESC plans to ensure they are current and relevant. Northrop plans are the basis for all controls on the site. Molts plans are progressive and work toward achieving the Northrop plans. Molts plans and are not prepared by a CPESC. Northrop CPESC conducts monthly inspections, pre and post rainfall inspections and provides an action list and priorities. SSD 9351535 REC#2 Civil contractor plans are more than 6 months out of date. These plans should be discontinued unless they are updated monthly in line with Monthly CPESC inspections and updates.	Compliant
B23.	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'	Triggered	SIMPEL mgt software site inspections (weekly, fortnightly, pre- rainfall, post rainfall, CPESC)	Plans available on site, controls considered to be generally implemented at the time of the audit. Controls in place as per the CPESC certified ESCP at the time of the audit. At the time of the site inspection it was noted that some actions from the recent April 2024 CPESC and rainfall inspections (29/4/24) had not been completed due to ongoing wet weather and access restrictions along the batter slope to the west of the retaining wall structure. These issues were noted as priority No. 2 on the latest CPESC inspection prior to the audit. These were reportedly actioned following the site inspection but were not re-inspected after the audit closeout meeting. Several redundant controls (Hay bales/Cair logs across outlets of major culvert lines which are now complete) and other temporary controls not shown on drawings (sump downslope of roundabout link to NICB) were noted on the field review of the CPESC approved plans. SSD 9351535 REC#3 Update plans to include relevant controls in use across the site, and remove redundant controls .	Compliant
B24.	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	Triggered	No ASS identified in EIS	No PASS, ASS or ASR identified on the project during the audit period.	Compliant
	OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
B25.	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the relevant noise criteria as recommended in Section 5 of the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Not Triggered		No mechanical plant installed at the time of the audit	Not Triggered
	BIODIVERSITY				
B26.	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 1 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 1 of the development.	Not Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed	Not Triggered
B26A	The number and classes of ecosystem credits and species credits (like-for-like) required for vegetation clearing identified in SSD-9351535-Mod-2 as set out in the BAM Biodiversity Credit Report contained in Appendix E of the John Hunter Health Innovation Precinct Project – Phase 3 Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 5, dated 9 September 2022, must be retired prior to the commencement of construction of works the subject of SSD-9351535-Mod-2.	Not Triggered			Not Triggered
B27.	The number and classes of ecosystem credits and species credits (like-for-like) required for Phase 2 as set out in the BAM Biodiversity Credit Report contained in Appendix F of the Biodiversity Development Assessment Report prepared by Umwelt (Australia) Pty Ltd, revision 6, dated 21 October 2021, must be retired prior to the commencement of construction of Stage 2 of the development, unless a revised Biodiversity Development Assessment Report is approved by the Planning Secretary. Where a revised Biodiversity Development Assessment Report is approved, ecosystem credits and species credits must be retired in accordance with the revised Biodiversity Development Assessment Report and any approval from the Planning Secretary.	Not Triggered	Phase 2 - Eastern road extension.	Not part of this stage, no credits retired at this point for this work. These works have not commenced.	Not Triggered
B28.	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 and B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Not Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed for B26, B27 not triggered.	Not Triggered
B29.	Evidence of the retirement of credits in satisfaction of condition B26 and B27 or payment to the Biodiversity Conservation Fund for each stage must be provided to the Planning Secretary prior to commencement of construction that would impact biodiversity values in each stage.	Not Triggered	BCT Credit payment statement BCF294 lodged on 14/2/22 and approved on 22/2/22	Credit retirement confirmed for B26, B27 not triggered.	Not Triggered

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
B30.	With the agreement of the Planning Secretary, the Applicant may adjust the staging of credit retirement. Any adjustments must be approved in writing and will require the retirement of the relevant credits prior to the corresponding impact on that ecosystem or species.	Not Triggered	Staging Report V4 10 Jan 2023	Credits retired see B26	Not Triggered
	NORTHERN ROAD				
B31.	Prior to the commencement of road works, the Applicant must demonstrate to the Certifier that the design of the proposed 'Eastern Link' Road - MC 04 permits the continued use of the existing shared pathway (cyclist/pedestrian) that traverses the John Hunter Hospital Campus travelling north to Jesmond Park and Newcastle Road. The design drawings demonstrating adequate connection must be submitted to Council and the drawings must address any issues raised by Council.	Not Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	The Northern Road works are not part of this stage and have not commenced.	Not Triggered
B32.	If any approved civil drawings need to be revised to address any concerns raised by Council, the revised civil drawings must be submitted to the satisfaction of the Planning Secretary prior to the commencement of road works.	Not Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	The Northern Road works are not part of this stage and have not commenced.	Not Triggered
	OPERATIONAL WASTE AND STORAGE PROCESSING				
B33.	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Not Triggered			Not Triggered
	OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
B34.	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 900 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2.	Not Triggered			Not Triggered
	PUBLIC DOMAIN WORKS				
B35.	Prior to the commencement of any footpath or public domain works, the Applicant must engage appropriately qualified consultant(s), experienced in the preparation of the design for public domain streetscape works and consult with Council and other relevant stakeholders and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of appropriate Australian Standards and other relevant industry guidelines, including addressing pedestrian management. The Applicant must submit evidence of consultation for each stage to the Certifier.	Not Triggered	All documentation submitted to NCC (email of 11/7/22) for comment.	Some of the Northern road works will include public domain works. No permanent works undertaken at this stage.	Not Triggered
	SUBSIDENCE ADVISORY NSW (SA NSW)				
B36.	The Applicant must obtain SA NSW approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 prior to commencement of construction.	Not Triggered	Notice received from Subsidence Advisory for Stage 1, 2 works 1/10/21 (FN19-11562). Notice received 8 May 2023, TBA21-03653 noting compliance with Stage 1 and 2 construction works	Approval provided for the works as required.	Not Triggered

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
PART C - DURING CONSTRUCTION					
SITE NOTICE					
C1.	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Triggered	Photo of signage erected at access points shows compliance	Notices in place as required	Compliant
OPERATION OF PLANT					
C2.	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Triggered	Plant Maintenance records in SIMPEL reviewed for equipment in use.	Plant and equipment noted to be in good working order during site inspection.	Compliant
DEMOLITION					
C3.	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Triggered	MDG Demolition Work Plan 2/5/24 SDG Engineers Certification of plan 27/5/24	No demolition undertaken for the current stage of work during the audit period. Demolition plan approved for works required.	Compliant
CONSTRUCTION HOURS					
C4.	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Triggered	Site Induction presentation, crib room signage	Induction contains these requirements, signage located in offices and crib rooms contains notice of these requirements. All works were reported to be undertaken between these hours at the time of the audit.	Compliant
C5.	Notwithstanding condition C4, provided noise levels do not exceed the existing rating background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6am and 7am, Mondays to Fridays inclusive; (b) between 7am and 8am, Saturdays; and (b) between 1pm and 5pm, Saturdays.	Triggered	Site Induction presentation, crib room signage	No out of hours work under this condition has been conducted during the audit period	Compliant
C6.	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Triggered	Site Induction presentation, crib room signage	No out of hours work under this condition has been conducted during the audit period	Compliant
C7.	Notification of such construction activities, as referenced in condition C6, must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered		No out of hours work under this condition has been conducted during the audit period	Not Triggered
C8.	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Triggered	Site diary does not note rock breaking activities	Nil this period	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	IMPLEMENTATION OF MANAGEMENT PLAN				
C9.	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Triggered	CEMP revision 4 for main works in use	CEMP and sub plans approved and implemented .	Compliant
	CONSTRUCTION TRAFFIC				
C10.	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Triggered	CEMP revision 4 for main works in use CTPMSP revised for Main works 23 May 2023 Consultation with City of Newcastle and TNSW 23 May 2023 Revised Jacaranda circuit wide load plan Rev 2	The approved CTMP has been reviewed and revised for main works. A park and ride facility has been established at McDonald Jones Stadium for workers. A bus stop is utilised for drop off and pick up at the Hospital on Jacaranda Drive.	Compliant
	HOARDING REQUIREMENTS				
C11.	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Triggered	Site photographs	Site fencing wrap has screening included and did not contain any graffiti or advertising as required by this condition at the time of the audit. No hoarding in place to date as no link bridges yet constructed.	Compliant
	NO OBSTRUCTION OF PUBLIC WAY				
C12.	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Triggered	Site photographs	No blocking of public access outside of the construction zone was observed during the audit.	Compliant
	CONSTRUCTION NOISE LIMITS				
C13.	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Noise and Vibration Impact Assessment dated 13 May 2021 and prepared by Acoustic Studio.	Triggered	CEMP revision 4 for main works in use Plan reviewed no changes to these plans at the time of the audit Plans still current at time of audit. Acoustic Logic monitoring reports November 2023 - March 2024	Works undertaken in accordance with the approved CEMP and sub plans. Site compliant with these requirements at all sites. Noise and Vibration monitoring reports provide a clear statement of compliance with the requirements of COA B19 and C13 which is based on the data contained within each report.	Compliant
C14.	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4 and C5.	Triggered	Site Induction	Induction contains the requirements for deliveries to be in accordance with these conditions.	Compliant
C15.	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Triggered	Site Inspection	Non-tonal reversing alarms were audible on all equipment in use at the time of the site inspection.	Compliant
	VIBRATION CRITERIA				
C16.	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Triggered	Monitoring data reviewed for audit period Acoustic Logic reports November 2023 - March 2024	Unattended real time monitors installed and operational at the time of the audit. Triggers reported from construction activities and investigated. Triggers were reported to be below the 1mm/s level and below 0.03m/s for human comfort. Acoustic Logic report that these levels are 'typically imperceptible' and 'compliant with criteria'. Additional monitors have been located to monitor vibration from the adjacent NICB project with results not reported in these reports.	Compliant
C17.	The limits in conditions C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B19 of this consent.	Triggered	CEMP revision 4 for main works in use No changes to these plans at the time of the audit. Plans were reviewed in January 2023 as a result of Modifications received and audits undertaken. Plans still current at time of audit	The works are being undertaken as required by the approved plans	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
	TREE PROTECTION				
C18.	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or is required in an emergency to avoid the loss of life or damage to property; (b) all trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any tree, which is damaged or removed during construction due to an emergency, must be replaced; (c) all trees on the site that are not approved for removal are to be retained and must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment, dated 12 May 2021, prepared by Aborsafe; (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater; (e) an arborist is to be engaged to implement tree protection measures for the hollow bearing trees and other native trees to be retained on site; and (f) all project materials must be stored in cleared areas of the site.	Triggered		No clearing undertaken during the audit period.	Compliant
	AIR QUALITY				
C19.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Triggered	Site photographs	Water carts present and operating when required. Site conditions damp at the time of the site inspection, no dust generation noted at the time of the site inspection.	Compliant
C20.	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Triggered	SiteHive reports November 2023 - March 2024 Site photographs	The site has stabilised access points and no tracking of materials was noted outside of the project area. Activities are being undertaken in accordance with the requirements of this condition. Hydromulch and geotextile wrapping has been installed on most exposed surfaces, building works now covering a significant area of the project site.	Compliant
	IMPORTED FILL				
C21.	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Triggered	Project material tracking spreadsheet Waste and material tracking reports/ dockets	All materials sourced from site won sources. Engineered materials tracked and dockets attached to each monthly report	Compliant
	DISPOSAL OF SEEPAGE AND STORMWATER				
C22.	Adequate provisions must be made to collect and discharge stormwater drainage during construction and details are to be provided to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Triggered	ESCP's, SWMP Water discharge permits 24/4/24 and 8/5/24 CoN acceptance of design 14/02/24 on email	The project is managed in accordance with erosion and sediment controls which include drainage line controls. Controls were in place as per the required approved plans at the time of the site inspection.	Compliant
	EMERGENCY MANAGEMENT				
C23.	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Triggered	Site Induction, project signage	The induction contains these requirements and evacuation diagrams are located in site offices and crib rooms.	Compliant

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STORMWATER MANAGEMENT SYSTEM					
C24.	Within three months of the commencement of construction of any civil stormwater infrastructure works or Phase 1B – Main works, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the design in the Civil Design Report and Structural Statement NL191366 Revision H dated 14 May 2021, prepared by Northrop; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) ensure that discharged stormwater from the proposed development does not increase post catchment runoff; and (f) include details of the proposed scour protection at each culvert outlet in consultation with Council to ensure the stability of the downstream waterways. Note: Council requires two weeks' notice of any request for an onsite meeting.	Triggered	All documentation submitted to NCC (email of 11/7/22) for comment. Crown certificate for Stage 2 works received CoN acceptance of design 14/02/24 on email	Stage 2 works include stormwater connections and adjustments. These works have been certified as in accordance with these conditions for Stage 1 works. Stage 2 works were incomplete at the time of the audit.	Compliant
ABORIGINAL CULTURAL HERITAGE					
C25.	The Applicant must advise its employees and contractors that it is an offence under section 86 of the National Parks and Wildlife Act 1979 to harm or desecrate an Aboriginal object unless that harm or desecration is the subject of an Aboriginal Heritage Impact Permit or approved management plan.	Triggered	Site Induction	The site induction contains these requirements, no changes required this audit period	Compliant
UNEXPECTED FINDS PROTOCOL - ABORIGINAL HERITAGE					
C26.	C26. In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Triggered	CEMP revision 4 for main works in use	The CEMP contains an unexpected finds protocol for Aboriginal Heritage. No unexpected finds encountered during the audit period	Compliant
UNEXPECTED FINDS PROTOCOL - HISTORIC HERITAGE					
C27.	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Triggered	CEMP revision 4 for main works in use	The CEMP contains an unexpected finds protocol for Historic Heritage. No unexpected finds encountered during the audit period	Compliant
WASTE STORAGE AND PROCESSING					
C28.	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Triggered	Site Inspection photographs	Waste storage areas are setup and in accordance with this requirement	Compliant
C29.	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Triggered	CEMP revision 4 for main works in use	The approved CEMP and sub plans contain these requirements. Waste tracking undertaken as part of monthly reporting, November 2023 report reviewed as part of the audit.	Compliant
C30.	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Triggered		Grouting works complete, other concrete works underway at the time of the audit included structural piers. Concrete wastes were managed in accordance with the management plan requirements	Compliant
C31.	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Triggered	Material tracking spreadsheet	Waste tracking undertaken as per approved management plans and reported monthly in project report.	Compliant
C32.	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Triggered	License AD211153 Asbestos removal control plan approved 24/5/22	No further Asbestos finds have been encountered during the Audit 5 cycle.	Compliant

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	OUTDOOR LIGHTING				
C33.	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.	Not Triggered	HMRI light intrusion memo 22/4/24 ASB light intrusion memo 1/5/24	No permanent external lighting installed to date. SSD 9351535 REC#1 - Site construction lighting is in place on structures and cranes across the site. To ensure these lights are not obtrusive to HMRI and the wider JHH campus. The lighting should be checked to ensure they are not obtrusive. No issues have been raised in relation to lighting from the project however as the project develops light sources will become more elevated and may interact more with hospital and campus operations. HMRI and ASB light intrusion consultation was undertaken and no issues were noted by the facility management.	Not Triggered
	INDEPENDENT ENVIRONMENTAL AUDIT				
C34.	Proposed Independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Triggered	DPE approval 26/5/22	EMM Consulting approved as independent auditors.	Compliant
C35.	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Triggered	Audit scope submitted via portal for information 30 April 2024 Audit scope accepted with no additional focus areas noted on 08/05/24 Audit scope clarification request received - 08/05/24	Scope identified prior to IEA#5 an additional focus area was requested related to NSW EPA Penalty notice 3173532048 from 7 September 2023. This related to an event on 23 May 2023. This event and penalty notice was not recorded in IEA 4. The event was not notified to the audit team at the time of IEA4 and it is recorded in this audit as requested by DPHI. See NC#4 (A30)	Compliant
C36.	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Not Triggered		No request received to modify schedule	Not Triggered
C37.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Triggered	IEA #5 Appendix E	A response to the audit findings is required to be provided to DPHI and the documents placed on the website within 2 months of the submission of the documents to DPHI.	Compliant
C38.	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Triggered	SSD-9351535-PA-46 Lodgement of IEA#4 12/12/23 IEA#4 Rec#1 ASB lighting review 1/5/24 Audit 5 site inspection undertaken 28/5/2024.	This is the fifth audit report for this project and will be provided to the Planning Secretary within 2 months of the audit site inspection (28/05/24) and will be uploaded to the proponents website when finalised. To ensure the timeframes are met, a schedule has been developed by the site management team which clearly outlines the timeframes of Audit deliverables . IEA #4 was lodged on 12/12/23 within 2 months of the audit date. All findings of IEA#4 were closed at the time of the audit site inspection.	Compliant
C39.	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not Triggered		No request received during the audit period	Not Triggered
	ASSET PROTECTION ZONES				
C40.	At the commencement of construction works and in perpetuity to ensure ongoing protection from the impact of bushfires, Asset Protection Zones (APZs) must be provided in accordance with the Bushfire Assessment Report (reference: 1940 JHHIP), prepared by Bushfire Planning Australia, dated 2 March 2021 as shown on Figure 13: Required Asset Protection Zones.	Not Triggered	APZ areas established as per this report Blackash Bushfire letter 16/6/22	APZ established for Stage 1 works. No new APZ required for Stage 2 works.	Not Triggered
C41.	The APZs required in condition C40 are to be extended to include all lands to the southeast of the proposed Acute Services Building for a distance of 60 metres. When establishing and maintaining an inner protection area (IPA) the following requirements apply in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019: (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; NSW Government 25 John Hunter Health and Innovation Precinct Department of Planning, Industry and Environment (SSD-9351535) (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.	Not Triggered	APZ areas established as per this report Blackash Bushfire letter 16/6/22	APZ established for Stage 1 works. No new APZ required for Stage 2 works.	Not Triggered

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C42.	The water quality and stormwater detention basins located to the north of the Acute Services Building are to be replanted using species of a type and density which are commensurate with a grassland as described in Appendix 1 of Planning for Bush Fire Protection 2019.	Not Triggered		These structures had not been constructed at the time of the audit	Not Triggered
C43.	The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019: (a) reticulated water is to be provided to the development where available; (b) fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; (c) hydrants are and not located within any road carriageway; (d) reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads; (e) fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005; (f) all above-ground water service pipes are metal, including and up to any taps; (g) where practicable, electrical transmission lines are underground; (h) where overhead, electrical transmission lines are proposed as follows: (i) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and (j) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines. (j) reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; (j) all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; (k) connections to and from gas cylinders are metal; polymer sheathed flexible gas supply lines are not used; and (l) above-ground gas service pipes are metal, including and up to any outlets.	Not Triggered		No services of this nature have been modified as at the date of this audit	Not Triggered
CONSTRUCTION STANDARDS					
C44.	Construction of the Acute Services Building must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.	Triggered	Crown Certificate 1.04 Piling in concourse areas (CRO-22079) for Stage 2 ASB Crown Certificate 1.03 (CRO - 22080) Civil works roads and Carpark 4	Construction certificate for stage 2 received.	Compliant
ACCESS					
C45.	Public access roads must comply with general requirements of Table 6.8b of Planning for Bush Fire Protection 2019.	Not Triggered		Construction of Stage 4 not approved and not commenced	Not Triggered
C46.	A 10m vegetation buffer is to be provided within the site, on either side of the east-west road link. The planting in the buffer is to be limited to species type and density commensurate with the grassland vegetation formation, as described by Appendix 1 of Planning for Bush Fire Protection 2019.	Not Triggered		Construction of Stage 4 not approved and not commenced	Not Triggered
BUSH FIRE ASSET PROTECTION ZONE PLANNING					
C47.	The Asset Protection Zone is to be selectively cleared to achieve 15 per cent maximum canopy coverage. The 11 moderate retention value trees identified within the APZ numbered 57, 596, 599, 602, 603, 604, 605, 607, 701, 805 and 807 in the Arboricultural Impact Assessment, prepared by Aborsafe (C91951), dated 2 May 2021, must be reviewed by the Bushfire Consultant and Ecologist as to the most suitable to retain while being in line with the bushfire requirements prior to the commencement of tree removal.	Not Triggered	Blackash Bushfire letter 16/6/22 Umwelt Consulting letter 3/6/22 (22284_R05_Russell_20220603)	These trees were reviewed by the relevant parties prior to tree removal. No additional trees have been removed or are required to be removed as part of the Stage 2 approved works.	Not Triggered
SERVICE TRENCH ALIGNMENT AND TRENCHING WORKS					
C48.	In the event that excavation is required within the Tree Protection Zones of retained trees identified within this report during preliminary design phases, arborist involvement will be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: Protection of Trees on Development Sites.	Not Triggered		No service relocations undertaken at the time of the audit	Not Triggered
C49.	Excavation/trenching required within the Tree Protection Zones of retained trees to facilitate service installation should be undertaken using sensitive construction methods such as under boring, manual excavation, hydro-vac or air spade, light machinery with spotter and ground protection	Not Triggered	Not required to date	No service relocations undertaken at the time of the audit	Not Triggered
PROPOSED TREE PRUNING					
C50.	In the event pruning work is being undertaken on retained trees it is anticipated that minor pruning only will be required of no greater than 10 per cent of the trees total crown spread. Any pruning undertaken would be for hazard reduction works (i.e. deadwood removal, hanging branches) or minor targeted pruning (i.e. crown lifting, reduction pruning) to facilitate the construction works or access. Larger deadwood with identified cavities will be shortened, retaining the cavities, where branch stability and understorey occupancy allow.	Triggered		No pruning works have been required to date on trees to be retained	Compliant
C51.	All pruning undertaken is to be completed in accordance with the Australian Standard AS 4373–2007: Pruning of Amenity Trees (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).	Triggered		No pruning works have been required to date on trees to be retained	Compliant
C52.	Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10 per cent of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist	Triggered		No pruning works have been required to date on trees to be retained	Compliant
GROUNDWATER					
C53.	In the event groundwater is intercepted during construction, the Applicant must ensure that any take is appropriately licensed unless eligible under an exemption.	Triggered		Groundwater was intercepted during mine grouting works. No groundwater was required to be extracted as part of this process. No groundwater has been extracted to date for the project works.	Compliant
WATER MANAGEMENT ACT 2000					
C54.	All works on waterfront land as defined by the Water Management Act 2000 must be in accordance with the NRAR Guidelines for Controlled Activities on Waterfront Land.	Not Triggered		No waterfront land present	Not Triggered

Appendix E

Non Compliance and Opportunity for Improvement Register

E.1 SSD-93515353 Non-Compliance and Opportunity Register – IEA #5

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

Audit Reference	NCR or Opportunity #	Condition Number ID	Compliance Requirement	Date raised	Independent Audit Finding	Independent Audit Recommendation
IEA 5	SSD 9351535 NC#4	A30, A31	A30 The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. A31 Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	8/07/2024	A pollution event which caused material harm to the environment occurred on or about May 23rd 2023 and was not notified in accordance with this condition.	It is recommended that all events which meet the definition of material harm to the environment are notified in accordance with these conditions.
IEA 5	SSD 9351535 NC#5	A35	A35 Within three months of: (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under conditions C37 to C38; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	8/07/2024	A review of strategies plans and programs was not undertaken and notified to DPHI as required under this condition.	A review program should be established to ensure the requirements of this condition are met in the future.
IEA 5	SSD 9351535 REC#2	B22, B23	B22 Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; (b) divert existing clean surface water around operational areas of the site; and (c) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water. B23 Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'	8/07/2024	Civil contractor plans are more than 6 months out of date. Civil contractors site ESCP's are not updated in line with CPESC plans to ensure they are current and relevant	These plans should be discontinued unless they are updated monthly in line with Monthly CPESC inspections and updates.
IEA 5	SSD 9351535 REC#3	B23	B23 Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'	8/07/2024	Several redundant controls (Hay bales/Coir logs across outlets of major culvert lines) and other temporary controls not shown on drawings (sump downslope of roundabout link to NICB) were noted on the field review of the CPESC approved plans.	Update plans to include relevant controls in use across the site and remove redundant controls .

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