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**The University of Newcastle**

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# **UNIVERSITY OF NEWCASTLE HONEYSUCKLE STAGE 1A BUILDING INDEPENDENT ENVIRONMENTAL AUDIT**

**UNIVERSITY OF NEWCASTLE HONEYSUCKLE STAGE 1A  
BUILDING  
INDEPENDENT ENVIRONMENTAL AUDIT**

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Honeysuckle Stage 1A Building approved under State Significant  
Development (SSD) Application Number 9510.**

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Site Photos

## GLOSSARY

Applicant	University of Newcastle or any other person carrying out the development
BIM360 Field	The on site environmental management database
Certifier	Blackett Maguire and Goldsmith
DA2018/00933	Development Approval granted by Newcastle City Council on 1 July 2019 for site preparatory works
DA2019/00138	Development Approval granted by Newcastle City Council on 18 June 2019 for mine stabilisation works
EIS	Environmental Impact Statement, prepared by Ethos Urban dated 29 July 2019
RtS	<i>Re: Response to Submissions to SSD 9510 University of Newcastle Honeysuckle City Campus, Stage 1A</i> , prepared by Ethos Urban Pty Ltd and dated 5 March 2020
SSD 9510	State Significant Development Consent Number 9510 issued for the University of Newcastle Campus Honeysuckle Stage 1A Building Project
Stage 1A	The proposed four-storey building located at the north western corner of the site
The Department	NSW Department of Planning, Industry and Environment
The Project	The construction of a four storey building (known as Building 1A), to be used for academic and ancillary uses approved under state significant development number 9510
The Requirements	Department of Planning Industry and Environment <i>Independent Audit Post Approval Requirements</i> (June 2018) and <i>Independent Audit: Post Approval Requirements</i> (May 2020)
The Site	Lot 1 in Deposited Plan 1163346 at 16 Honeysuckle Drive, Newcastle, New South Wales

## ACRONYMS AND ABBREVIATIONS

ACHMP	Aboriginal Cultural Heritage Management Plan
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
APP	APP Corporation Pty Limited
ARI	Average recurrence interval
AS	Australian Standard
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
CNVMSPP	Construction Noise and Vibration Management Sub-Plan
Council	Newcastle City Council
CPTED	Crime Prevention Through Environmental Design
CSWMSP	Construction Soil and Water Management Sub-Plan
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan
CWMSP	Construction Waste Management Sub-Plan
DA	Development Approval
DP	Deposited Plan
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
ESCP	Erosion and Sediment Control Plan (Appendix I)
FERP	Flood Emergency Response Plan
HCCD	Honeysuckle City Campus Development
HCCDC	Hunter & Central Coast Development Corporation
HSE	Health, Safety and Environment
HY	Hansen Yuncken Pty Ltd
IEA	Independent Environmental Audit
ISO	International Organisation for Standardisation
LV	Low voltage
MSB	Main Switchboard
Northrop	Northrop Consulting Engineers Pty Ltd
NSW	New South Wales
NVIA	<i>University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment (AECOM, February 2020)</i>
Ramboll	Ramboll Australia Pty Ltd

RFI	Request for Information
RFIR	Applicant's Response to further information request
RtS	Response to Submissions
SOCI	School of Creative Industries
SSD	State Significant Development
TfNSW	Transport for NSW

## EXECUTIVE SUMMARY

Ramboll Australia Ltd (Ramboll) has been engaged by APP Corporation Pty Limited (APP) on behalf of the University of Newcastle (the University) to conduct an Independent Environmental Audit (IEA) of the University of Newcastle Campus Honeysuckle Stage 1A Building (the 'Project') located at 16 Honeysuckle Drive, Newcastle (Lot 1 in Deposited Plan 1163346) in New South Wales (the 'Site'). The building accommodates the University's School of Creative Industries and the Innovation Hub.

Development consent conditions were issued for the Project on 21 May 2020 by the Department of Planning, Industry and Environment (the Department) as State Significant Development (SSD) Application Number 9510 (SSD 9510). SSD 9510 is supported by the Environmental Impact Statement, prepared by Ethos Urban dated 29 July 2019 and the Response to Submissions report and attachments titled "*Re: Response to Submissions to SSD 9510 University of Newcastle Honeysuckle City Campus, Stage 1A*", prepared by Ethos Urban Pty Ltd and dated 5 March 2020.

The Audit is a statutory requirement by the Department under conditions C44 to C49 of SSD 9510. In accordance with conditions C46(a), an initial construction Independent Audit is required to be undertaken within eight weeks of the notified commencement date of construction. The notified commencement date of construction was 10 June 2020.

The audit period for this audit is from 10 June 2020 to 4 August 2020.

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 9510. 16 non-compliance issues were identified relating to seven conditions, which are considered to be of an administrative nature. Opportunities for improvement were also identified. Management systems and environmental performance of the development are considered to be adequate for the stage of development. The non-compliance issues identified were:

- Condition A2a - non-compliance issues were identified during the audit as noted in Table A-1 (Appendix 1) and Section 4.1.
- The following information was not available on the applicant's website:
  - Condition A19a(iii) – the current Construction Environmental Management Plan and sub-plans.
  - Condition A19a(viii) – the complaints register for the project.
- The Construction Environmental Management Plan did not include:
  - Condition B12b(i) – details of the relevant requirements under the development consent.
  - Condition B12h – a procedure for periodic review and update of the plan.
- Condition B13 – The Construction Environmental Management Plan was provided to the Planning Secretary after the commencement of construction (was required to be submitted prior to commencement).
- Condition B15g and Condition B15h – The mitigation measures described for high noise generation works in section 3.1 of the Construction Noise and Vibration Management Sub-Plan have not been prepared in consultation with the community.
- Condition B17 – It is the Auditor's opinion that the Construction Soil and Water Management Sub-Plan does not meet the minimum requirements as is intended by this condition. The following aspects were missing:
  - Condition B17b – a description of how erosion and sediment controls may change throughout the life of the project and the process for determining where erosion and sediment controls are to be installed throughout construction.

- Condition B17c – a plan of how all construction works will be managed in wet weather events.
- Condition B17d – details of all off-site flows from the site.
- Condition B17f(i) – details of any impacts of the development on surface and groundwater hydrology and quality.
- Condition B17f(ii) – details of any water licensing requirements.
- Condition B17g – a description of the measures that must be implemented to manage stormwater and flood flows for small and large sized events.
- The site notice did not include:
  - Condition C2a – details of the Certifier and Structural Engineer.
  - Condition C2d – the approved hours of work.

## 1. INTRODUCTION

Ramboll Australia Ltd (Ramboll) has been engaged by APP Corporation Pty Limited (APP) on behalf of the University of Newcastle (the University) to conduct an Independent Environmental Audit (IEA) of the University of Newcastle Campus Honeysuckle Stage 1A Building (the 'Project') located at 16 Honeysuckle Drive, Newcastle (Lot 1 in Deposited Plan (DP) 1163346) in New South Wales (NSW). The building accommodates the University's School of Creative Industries (SOCI) and the Innovation Hub.

Development consent conditions were issued for the Project on 21 May 2020 by the Department of Planning, Industry and Environment (the Department) as State Significant Development (SSD) Application Number 9510 (SSD 9510). SSD 9510 is supported by the Environmental Impact Statement, prepared by Ethos Urban dated 29 July 2019 (the EIS) and the Response to Submissions report and attachments titled "Re: Response to Submissions to SSD 9510 University of Newcastle Honeysuckle City Campus, Stage 1A", prepared by Ethos Urban Pty Ltd and dated 5 March 2020 (the RtS).

The Audit is a statutory requirement by the Department under conditions C44 to C49 of SSD 9510. In accordance with conditions C46(a), an initial construction Independent Audit is required to be undertaken within eight weeks of the notified commencement date of construction. The notified commencement date of construction was 10 June 2020.

The audit period for this audit is from 10 June 2020 to 4 August 2020.

### 1.1 Scope of Works

To assess the environmental performance of the site as required under conditions C44 to C49 of SSD 9510, the Audit is required to verify and report as per the following:

#### **"Independent Environmental Audit**

*C44. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior commencement of an initial construction Independent Audit (Condition C46(a)).*

*C45. Prior to commencement of an initial construction Independent Audit (Condition C46(a)) an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.*

*C46. Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is:*

*(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and*

*(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.*

*C47. Independent Audits of the development must be carried out in accordance with:*

*(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and*

*(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

*C48. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:*

*(a) review and respond to each Independent Audit Report prepared under condition C44 of this consent;*

*(b) submit the response to the Department and the Certifying Authority; and*

*(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done.*

*C49. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary, may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance."*

## **1.2 Audit Team**

The Audit Team comprised Victoria Sedwick (Lead Auditor), Shaun Taylor (Auditor) and Taylor Jackson (Auditor) of Ramboll. The Audit Report was prepared by the Auditors and reviewed and authorised by the Lead Auditor.

The Department issued a letter of endorsement for the Audit Team on 5 June 2020 (refer to letter in Appendix 2).

## **1.3 Audit Period**

The audit period covered by this Audit is from 10 June 2020 to 4 August 2020. The site visit was conducted by Shaun Taylor and Taylor Jackson on 9 July 2020.

## 2. METHODOLOGY

The Audit has been conducted at the site to review the Project's: activities; management of impacts on the environment from these activities; and to confirm compliance against the relevant Development Consent conditions for the Project.

The Audit was conducted in accordance with Australian Standard AS/NZS ISO 19011:2014 *Australian/New Zealand Standards: Guidelines for quality and/or environmental management systems auditing* (which replaced ISO 14010), the Department *Independent Audit Post Approval Requirements* (June 2018) and the revised guidance *Independent Audit: Post Approval Requirements* (May 2020) (the Requirements).

### 2.1 Task 1: Document Review

To address subclause (b) of condition C47 of SSD 9510, Ramboll undertook a review of documentation relevant to the environmental management, compliance and performance of the Project including, but not limited to:

- Development consent for SSD 9510
- The EIS
- The RtS
- Management plans and other documentation as listed in Section 3.4
- BIM360 Field (on site project management (including environmental) database)
- Email/letter correspondence records
- Receipts and dockets
- Site induction materials
- Site induction register
- Third party assessments and compliance reports.

Consent conditions relevant only to the audit period have been assessed in this audit.

### 2.2 Task 2: Develop Audit Plan

A comprehensive checklist (Audit Table) was developed to facilitate onsite interviews and inspection for the assessment of compliance. The Audit Table was submitted as part of the Audit Program, as required under condition C45 (refer to Section 1). Consistent with the approved Audit Program, this Audit includes assessment of the following conditions of the development consent:

- All Part A conditions of consent (Administrative Conditions)
- All Part B conditions of consent (Prior to Commencement of Construction)
- Part C conditions of consent (During Construction) as relevant to the current stage of work
- Appendix 1 conditions as relevant
- Appendix 2 conditions as relevant.

Appendix 1 includes the completed Audit Table.

### 2.3 Task 3: Site Visit and Interviews

A one-day site visit was undertaken on 9 July 2020 by the Auditors, Shaun Taylor and Taylor Jackson. The Auditor was accompanied by APP representative Mathew Watson and Hansen Yuncken (HY) (construction contractor) representative Jonathan Russell. During this site visit, the Auditor observed operations and activities at the Project, interviewed key site personnel, reviewed onsite records and clarified any issues identified during the document review (Task 1).

## 2.4 Task 4: Reporting

All information gathered throughout the Audit process was reviewed, evaluated and collated into this Audit Report to assess compliance with SSD 9510.

This Audit Report has been prepared generally in accordance with the Requirements. As such, the following compliance descriptors have been used:

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.
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.

Observations have also been made that identify opportunities for improvement with recommendations given where relevant (refer to Section 5).

## 3. SITE DESCRIPTION AND BACKGROUND

### 3.1 Project context

The Honeysuckle City Campus Development is located on a series of lots situated between Honeysuckle Drive and Civic Lane, acquired by the University from the Hunter & Central Coast Development Corporation (HCCDC). The development of the Honeysuckle City Campus forms part of the University's NeW Futures Strategic Plan (2016-2025), which promotes a long-term vision of delivering new modes of education focused around a compact campus setting in a central location.

In July 2018, a SSD application (SSD 9262) seeking Concept Plan approval for the Honeysuckle City Campus Development (HCCD) was lodged with the Department (approved on 21 May 2020). The Concept Plan established the vision for the redevelopment of the site, which included the establishment of building envelopes for seven new buildings across the site, to be used for academic and ancillary uses, and student accommodation.

Stage 1A is the next step in delivering the vision for the HCCD (SSD 9510). Stage 1A is located at the north western corner of the HCCD, on the portion of land identified as Site 1. The Stage 1A site is bound by Honeysuckle Drive to the north, Worth Place to the west, and Wright Lane to the south.

### 3.2 Project description

The Project involves the construction of a four storey building (known as Building 1A), to be used for academic and ancillary uses. The building will have a maximum gross floor area (GFA) of 2,473 m<sup>2</sup> and maximum building height of Reduced Level (RL) 27.815 (25.36 m) (four storeys).

The Project also includes:

- Internal fit out works including workspaces and smaller enclosed studios, including staff meeting rooms, student common area, specialised suites and offices
- Opportunities for ground floor pedestrian access along the Honeysuckle Drive and Wright Lane frontages
- Specialised parking including drop off zones and accessible parking
- Storage for a total of 28 bicycle spaces is provided in the Bike Hub located to the south east of the building
- Installation of two building identification signs for Building 1A
- Landscaping works.

Each floor of the building would be characterised by the following uses:

- Ground floor: Student learning spaces, flexible event spaces, lab/tech maker space, café, meeting rooms, building services and amenities, bike hub and waste and switch room.
- First floor: Blackbox studio, meeting rooms, student workspaces, student breakout areas and social spaces and amenities.
- Second floor: Creative studio suite, meeting rooms, academic and technical staff workspaces, meeting and seminar rooms, break out areas and amenities.
- Third floor: Innovation hub workplace, kitchen, meeting rooms, amenities.
- Fourth floor: Plant/services and amenities.

Figure 1 shows the Project layout, whilst Figure 2 shows a conceptual photomontage of the proposed Stage 1A Building.



Figure 1: Project Layout

Source: Ethos Urban 2019



Figure 2: Photomontage of the proposed Stage 1A Building

Source: Ethos Urban 2019

### **3.3 Activities undertaken during the Audit Period**

Photos of the Site taken during the site inspection are in Appendix 4. Activities completed during the audit period included:

- Site establishment
- Sub-structure including, piling, lift pit, main switchboard (MSB) pit, and ground floor slab
- Sub-surface services including stormwater and retention/detention tanks
- Identification and removal of latent site condition (concrete strip footings and riprap)
- Above ground concrete core structure (ground and mezzanine).

### **3.4 Approvals**

Construction of the Project is approved under SSD 9510 supported by the EIS and RtS. Site preparatory works have been undertaken at the site under Development Approval (DA) 2018/00933, granted by Newcastle City Council (Council) on 1 July 2019. The approved works included filling of the site to achieve minimum flood floor levels, remediation and the augmentation of infrastructure and services to support the future development of the site. DA2018/00933 also included a number of service and infrastructure upgrades to enable the development of the Stage 1A building including:

- Extension of the existing watermain on Worth Place
- Construction of a gravity sewer main along Wright Lane
- Installation of a kiosk substation and re-routing of existing Ausgrid High Voltage cables to the kiosk substation
- Installation of Low Voltage (LV) cables, conduits and pits from:
  - Kiosk substation to Ausgrid Pillar
  - Kiosk substation to Building 1A and future Building B
- Installation of NBN cable, conduits and pits from existing cable pit on Honeysuckle Drive to Building 1A and future Building B
- Installation of private communication network cable, conduits and pits.

Mine stabilisation works (grouting) has also been undertaken under DA2019/00138 granted by Council on 18 June 2019, to mitigate the potential risk of mine subsidence. These works were required to be undertaken due to the history of mining activities within the locality.

Only works under SSD 9510 form part of the audit scope. Works undertaken under DA2018/00933 and DA2019/00138 have not been included in the audit unless directly related to a condition prescribed in SSD 9510.

### **3.5 Management Plans**

A Construction Environmental Management Plan (CEMP) has been prepared by HY in accordance condition B13 of SSD 9510. The CEMP relates to pre-construction and construction activities for the Project. The CEMP contains the following sub-plans:

- Construction Noise and Vibration Management Sub-Plan by AECOM (Appendix 7.4) (CNVMSP)
- Construction Traffic and Pedestrian Management Sub-Plan by HY, Gateshead Traffic Solutions Pty Ltd (GTS) and SECA Solution (Appendix 7.5) (CTPMSP)
- Construction Waste Management Sub-Plan (Appendix 7.6) (CWMSP)
- Construction Soil and Water Management Sub-Plan (Appendix 7.7) (CSWMSP).

A separate Flood Emergency Response Plan (FERP) has also been prepared for the Project by Northrop Consulting Engineers Pty Ltd (Northrop).

Compliance with these management plans was assessed during the Audit as relevant to the current Project stage (refer to Appendix 1 and discussion in Section 4.3). The Auditors have reviewed these plans and provided recommendations for improvement, where relevant.

## 4. AUDIT FINDINGS

The following is a summary of the auditors' review of project documentation, audit observations and interviews with site representatives as to ascertain the Project's compliance with the Development Consent. Full details of the auditors' findings are documented within Appendix 1 of this report.

### 4.1 Non-Compliances

Key non-compliances with the conditions of SSD 9510 are noted in Table 1. Some of the non-compliances identified have been rectified by the project team following submission of the draft Audit Report as noted below. Section 5.1 provides recommendations associated with each non-compliance below.

**Table 1: Summary of Non-compliances**

Condition/s	Non-compliance
A2a	Non-compliances were identified during the audit as noted in this table.
A19a(iii)	The current CEMP and sub-plans were not available on the applicant's website.
A19a(viii)	The complaints register for the project was not available on the applicant's website.
B12b(i)	The CEMP does not include details of the relevant requirements under the development consent. Note: this non-compliance was rectified following submission of the Draft Audit report.
B12h	There was no procedure described in the CEMP for periodic review and update of the plan. Note: this non-compliance was rectified following submission of the Draft Audit report.
B13	The CEMP was provided to the Planning Secretary after the commencement of construction (was required to be submitted prior to commencement).
B15g, B15h	The mitigation measures described for high noise generation works in section 3.1 of the CNVMSP have not been prepared in consultation with the community.
B17	It is the Auditor's opinion that this does not meet the minimum requirements of a CSWMSP as is intended by this condition.
B17b	The CSWMSP does not describe how erosion and sediment controls may change throughout the life of the project and the process for determining where erosion and sediment controls are to be installed throughout construction.
B17c	The CSWMSP provided does not include a plan of how all construction works will be managed in wet weather events.
B17d	The CSWMSP provided does not include details of all off-site flows from the site.
B17f(i)	The CSWMSP provided does not include details of any impacts of the development on surface and groundwater hydrology and quality.
B17f(ii)	The CSWMSP provided does not include details of any water licensing requirements.
B17g	The CSWMSP provided does not describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events.
C2a	The site notice did not include details of the Certifier and Structural Engineer. Note: this non-compliance was rectified following submission of the Draft Audit report.
C2d	The site notice did not include the approved hours of work. Note: this non-compliance was rectified following submission of the Draft Audit report.

## **4.2 Environmental Performance**

Overall environmental performance at the site was observed to be high standard. Specific environmental performance observations are discussed in further detail below. Comments have also been included around the predicted versus actual impacts where relevant.

### **4.2.1 Noise and Vibration Management**

A construction noise and vibration assessment has been undertaken for the Project by AECOM, *University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment* (February 2020) (NVIA). Noise and vibration criteria were established for the Project. The predicted noise levels modelled show that the most stringent noise criterion (night-time criterion) will be met with the implementation of the proposed mitigation measures.

The NVIA concluded that the site establishment and enabling works phase would be the most noise intensive phase of the Project due to the use of large plant and nature of the activities. Two properties were predicted to be highly affected during this phase. These were: 17 Honeysuckle Drive and 10 Worth Place, both adjacent to the site.

Noise and vibration generating activities associated with the construction works were predominately from heavy vehicles entering or exiting the site and machinery operation (large excavators, backhoe, grader, water cart, dump truck). The equipment and machinery inventory included in the NVIA also included a vibratory roller however this is not used on site. For this reason, it is considered that the noise and vibration impacts from the Project are likely less than those predicted.

Construction activities were undertaken during standard hours being 7am and 6pm Monday to Friday, and 8am to 1pm Saturday consistent with the EIS.

Noise and vibration impacts from a community perspective were generally well managed as evident by the minimal community complaints (one complaint received which is discussed in Section 4.4).

### **4.2.2 Air Quality and Dust Management**

Air quality and dust management issues were not identified as a key environmental impact in the EIS or RtS. It was identified that some dust may be generated during construction activities. The Environmental Risk Assessment undertaken for the Project included as part of the CEMP identified that the main impact to air quality during construction is expected to arise from the generation of airborne localised dust associated with demolition and earthworks.

Visual inspections of dust management are undertaken and reported on the Site Health, Safety and Environment (HSE) Inspection Checklist. The checklist includes checking that:

- Dust nuisance to neighbours is minimised
- Water carts are adequately used
- Sprinkler/spray system has been established and is in use
- Suitable respiratory protection is being worn by relevant workers when required.

The Auditor did not observe any excessive dust during the site inspection. The HY representative confirmed that a water cart is always available to the project if needed.

#### **4.2.3 Soil and Water Management**

It was identified in the EIS that the site is affected by ocean and local catchment flooding with a peak water level of 2.43 m Australian Height Datum (AHD) expected at the site during a 1% Annual Exceedance Probability (AEP) event.

The Environmental Risk Assessment undertaken for the Project included as part of the CEMP identified that earthworks and general ground disturbances associated with the site works may result in sediment and other materials leaving the site via wind or water movement, potentially resulting in water pollution. To mitigate this potential impact, the site operates in accordance with an Erosion and Sediment Control Plan (ESCP).

The installed sediment and erosion controls appeared to be consistent with the ESCP and were considered effective at minimising potential sediment, erosion or surface water impacts (i.e. reduction in water quality caused by sediments or contaminated materials from entering waterways). Some examples of the controls observed during the site visit included:

- Sediment fencing installed along the site perimeter
- Spill kit
- Diversion drains.

These controls are checked on a regular basis using the Site HSE Inspection Checklist (example viewed dated 6 July 2020).

It was identified by the Auditor that a detailed CSWMSP had not been prepared for the Project including details of the specific management measures to be implemented at site. It is recommended by the Auditors that this be prepared to ensure all mitigation measures identified for the Project are consolidated and documented with the appropriate level of detail to facilitate a clear management plan to be followed by site personnel to prevent any potential incidents from occurring. It would also outline how erosion and sediment controls would change as required to reflect the progressive nature of construction.

#### **4.2.4 Traffic and Pedestrian Management**

The Project is expected to have a minor cumulative traffic impact only on peak construction activity days. These are days of concrete pouring and delivery of precast concrete panel elements where the largest number of vehicles would be required for the Project. This work is to be undertaken between 27 July 2020 and 21 October 2020.

Consistent with the EIS and RtS, no construction works are to use on street parking. This was consistent with the activities observed during the site inspection. A designated on site car parking area was provided with adequate car parking areas (many car parks were free at the time of the audit). Works were contained within the site boundary with no obstructions of public footpaths or roads observed during the site visit. A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads.

A cattle grate was observed at the Site vehicle entry/exit location to prevent any dirt or mud from being tracked onto the public road. This appeared to be an effective management measure as evident by the clean road and pavement.

### **4.3 Management Plans**

Overall, operations at the Project site were considered to be generally consistent with the CEMP and sub-plans listed in Section 3.4. Observations during the site inspection and recording of information in the various site databases was observed by the auditors to be consistent with the management plans. Recommendations to update the management plans are in Section 5.

The Auditor identified some room for improvement regarding the content of the management plans (refer to Appendix 1 for specific details). In particular, as noted in Section 4.2.3, it was identified that the CSWMSP has not been prepared to meet the development consent condition requirements (an ESCP, which would be an appendix to an CSWMSP, has been prepared). It was also noted that Section 4.6.3 of the CEMP requires updating to reflect that noise, vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.

### **4.4 Complaints**

Any complaints received (either by HY or the University) are recorded as a complaint in accordance with the HSE Incident Procedure and recorded by HY on BIM360 Field using the HSE incident report. The register is self-generating if incidents occur. One complaint had been received in relation to vibration on 2 June 2020. The complainant raised concerns over large excavation and vibratory roller resulting in vibration felt in their residence adjacent to the site. The vibration setting was turned off in the roller in response and is no longer used on site.

It was noted by the Auditor that in accordance with condition A19a(viii), a complaints register is required to be uploaded to the applicant's website and updated on a monthly basis. This had not been made available. It was also noted that the applicant's website did not include a clear complaint contact number and only a general project enquiry contact was provided. This should also be included to remove any ambiguity so members of the community know exactly how to make a complaint if warranted. It was however noted during the site interview that the complaints number had been provided to the adjacent building managers prior to commencement of construction works.

### **4.5 Incidents**

Any incidents are managed in accordance with the HSE Incident Procedure and recorded by HY on BIM360 Field using the HSE incident report. The register is self-generating if incidents occur. The Auditor understands that no incidents had occurred during the Audit period.

### **4.6 Site Inspection**

Photos from the site inspection are in Appendix 4. In general, the Project site was observed to be kept in a well maintained, organised and clean condition. Activities observed during the site inspection are described in Section 4.1.

It was observed that the following environmental management measures were in place:

- Spill kits were available at select locations
- Separated waste containers were available
- The chemical storage area was appropriately bunded and contained with fume generator
- Stockpiles are appropriately contained with sediment fencing around the perimeter to prevent any sediment run off
- The site was clearly demarcated and fenced off.

Relevant approval documents and plans were available at the site office and were freely accessible by all personnel.

#### **4.7 Site Interviews**

A meeting was held at the Site on the day of the site visit that involved the Auditor and representatives from the APP Project Manager (Mathew Watson), and the HY Site Manager (Jonathan Russell). Information regarding the history of the Site and the Project was provided and documents and records were reviewed. Further information was later provided on request via email and has been incorporated into this Audit Report where relevant.

## 5. RECOMMENDATIONS AND CONCLUSION

### 5.1 Non-compliance Recommendations

Table 2 provides a summary of the non-compliance recommendations identified as part of this Audit with specific details in Appendix 1.

**Table 2: Non-compliance Recommendations**

Condition/s	Recommendation
A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.
A19a(iii)	The current CEMP and sub-plans should be made available on the applicant's website.
A19a(viii)	Upload a complaint register to the University website and ensure this is updated on a monthly basis.
B12b(i)	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.
B12h	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.
B13	Ensure all documents are submitted by the due dates required under the development consent.
B15g, B15h	The CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed or provide justification on why consultation with the community has not been undertaken.
B17	A site-specific detailed CSWMSP should be prepared for the Project addressing the requirements under this condition. The CSWMSP should also address the requirements for management plans under condition B12.
B17b	The CSWMP should be updated to describe how erosion and sediment controls may change throughout the life of the project where erosion and sediment controls are to be installed.
B17c	The recommended site-specific detailed CSWMSP should include a plan of how all construction works will be managed in wet weather events, capturing the measures described in the email attachment provided to Council. It should also specify the specific measures and controls from the Blue Book to be implemented, and where.
B17d	The recommended site-specific detailed CSWMSP should include detail all off-Site flows from the Site.
B17f(i)	The recommended site-specific detailed CSWMSP should include details on any impacts (or lack thereof) of the development on surface and groundwater hydrology and quality.
B17f(ii)	The recommended site-specific detailed CSWMSP should address any water licensing requirements, including if these are not required for the Project.
B17g	The recommended site-specific detailed CSWMSP should include a description of the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.
C2a	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.
C2d	No recommendations are required as the non-compliance has been addressed following submission of the draft Audit Report.

## 5.2 Continual Improvement Recommendations

Table 3 provides a summary of the additional continual improvement recommendations identified as part of this Audit with specific details in Appendix 1.

**Table 3: Continual Improvement Recommendations**

Condition/s	Recommendation
A19a(vii)	Ensure there is a clearly identifiable complaints line available for the project so members of the community know exactly how to make a complaint if warranted and advertise this number on the website.
B12d(i)	Section 4.6.3 of the CEMP requires updating to reflect that noise, vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.
B13a(iii)	The CEMP should be updated to describe why odour issues are not relevant for the current stage of the Project and therefore do not require management.
B14l	Seek to have this condition removed at a suitable time as it is a repeat of condition B14c.
B17a	Once prepared, the detailed CSWMSP should be provided to Council.
B17e	The recommended site-specific detailed CSWMSP should include a justification and statement that site de-watering is not relevant to the Project.

## 5.3 Conclusion

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 9510. 16 non-compliance issues were identified relating to seven conditions, all of which are considered to be of an administrative nature. Some opportunities for improvement were also identified. Management systems and environmental performance of the development are considered to be generally adequate for the stage of development.

## 6. LIMITATIONS

Ramboll Australia Pty Ltd prepared this report in accordance with the scope of work as outlined in our proposal to APP Corporation Pty Limited dated 20 May 2020 and in accordance with our understanding and interpretation of current regulatory standards.

Site conditions may change over time. This report is based on conditions encountered at the site at the time of the report and Ramboll Australia Pty Ltd disclaims responsibility for any changes that may have occurred after this time.

The conclusions presented in this report represent Ramboll Australia Pty Ltd's professional judgment based on information made available during the course of this assignment and are true and correct to the best of Ramboll Australia Pty Ltd's knowledge as at the date of the assessment. Ramboll Australia Pty Ltd did not independently verify all of the written or oral information provided to Ramboll Australia Pty Ltd during the course of this investigation. While Ramboll Australia Pty Ltd has no reason to doubt the accuracy of the information provided to it, the report is complete and accurate only to the extent that the information provided to Ramboll Australia Pty Ltd was itself complete and accurate.

This report does not purport to give legal advice. This advice can only be given by qualified legal advisors.

### **6.1 User Reliance**

This report has been prepared exclusively for APP Corporation Pty Limited. It may not be relied upon by any other person or entity without Ramboll Australia Pty Ltd's express written permission.

## **APPENDIX 1 INDEPENDENT AUDIT TABLES**

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>PART A: ADMINISTRATIVE CONDITIONS</b>			
	<b>Obligation to Minimise Harm to the Environment</b>			
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.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>CEMP (HY, May 2020)</li> </ul>	Activities onsite were observed to be undertaken generally in accordance with the CEMP and sub-plans. The CEMP provides the system to manage and control environmental aspects of the project during pre-construction and construction to prevent environmental harm. The Auditor noted no evidence that any incidents resulting in material harm to the environment have occurred during the audit period. General environmental management on site was observed to be of a high standard.	Compliant
	<b>Terms of Consent</b>			
A2	The development may only be carried out:			
A2a	in compliance with the conditions of this consent;	<ul style="list-style-type: none"> <li>This table</li> </ul>	<b>Non-compliances were identified during the audit as noted in this table.</b> It is noted that the non-compliances identified were considered administrative in nature. <b>Recommendation:</b> Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	<b>Non-compliant</b>
A2b	in accordance with all written directions of the Planning Secretary;	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary.	Not triggered
A2c	generally in accordance with the EIS as amended by the RtS and RFIR; and	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	A discussion on the actual versus predicted impacts from the EIS and RtS is addressed in Section 4.2 of the Audit Report. The activities undertaken at the time of the audit were limited to site establishment works and above ground concrete core structure works.	Compliant

4 August 2020

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			These activities were considered to be generally consistent with the EIS, RtS and RFIR.																																																																																																																																																					
A2d	<p>in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural Drawings prepared by EJE Architecture</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A-010</td><td>SSD</td><td>SITE PLAN</td><td>2020/04/23</td></tr> <tr><td>A-100</td><td>SSD</td><td>GROUND FLOOR PLAN</td><td>2019/16/12</td></tr> <tr><td>A-100.1</td><td>SSD</td><td>MEZZANINE PLAN</td><td>2019/16/12</td></tr> <tr><td>A-101</td><td>SSD</td><td>LEVEL 1 PLAN</td><td>2019/16/12</td></tr> <tr><td>A-102</td><td>SSD</td><td>LEVEL 2 PLAN</td><td>2019/16/12</td></tr> <tr><td>A-103</td><td>SSD</td><td>LEVEL 3 PLAN</td><td>2019/16/12</td></tr> <tr><td>A-104</td><td>SSD</td><td>PLANT LEVEL PLAN</td><td>2019/16/12</td></tr> <tr><td>A-107</td><td>SSD</td><td>ROOF PLAN</td><td>2019/16/12</td></tr> <tr><td>A-190</td><td>SSD</td><td>GROUND FLOOR AREA PLAN</td><td>2019/16/12</td></tr> <tr><td>A-191</td><td>SSD</td><td>MEZZANINE AREA PLAN</td><td>2019/16/12</td></tr> <tr><td>A-192</td><td>SSD</td><td>LEVEL 1 AREA PLAN</td><td>2019/16/12</td></tr> <tr><td>A-193</td><td>SSD</td><td>LEVEL 2 AREA PLAN</td><td>2019/16/12</td></tr> <tr><td>A-194</td><td>SSD</td><td>LEVEL 3 AREA PLAN</td><td>2019/16/12</td></tr> <tr><td>A-196</td><td>SSD</td><td>ROOF AREA PLAN</td><td>2019/16/12</td></tr> <tr><td>A-200</td><td>SSD</td><td>WEST ELEVATION</td><td>2020/02/28</td></tr> <tr><td>A-201</td><td>SSD</td><td>NORTH ELEVATION</td><td>2020/02/28</td></tr> <tr><td>A-202</td><td>SSD</td><td>SOUTH ELEVATION</td><td>2020/02/28</td></tr> <tr><td>A-203</td><td>SSD</td><td>EAST ELEVATION</td><td>2020/02/28</td></tr> <tr><td>A-300</td><td>SSD</td><td>SECTIONS – SHEET 1</td><td>2020/02/28</td></tr> <tr><td>A-301</td><td>SSD</td><td>SECTIONS – SHEET 2</td><td>2020/02/28</td></tr> <tr><td>A-302</td><td>SSD</td><td>SECTIONS – SHEET 3</td><td>2020/02/28</td></tr> <tr><td>M-1</td><td>T-1</td><td>MATERIALS SCHEDULE</td><td>2019/07/16</td></tr> <tr><td>M-2</td><td>T-2</td><td>MATERIALS SCHEDULE</td><td>2019/08/09</td></tr> <tr><td>M-3</td><td>T-1</td><td>MATERIALS SCHEDULE</td><td>2019/07/16</td></tr> <tr><td>SG-1</td><td>T-1</td><td>SIGNAGE SCHEDULE</td><td>2019/07/16</td></tr> <tr><td>SG-2</td><td>T-1</td><td>SIGNAGE SCHEDULE</td><td>2019/07/16</td></tr> <tr> <th colspan="4">Landscape Drawings prepared by Terras Landscape Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> <tr><td>11749.CC 03</td><td>2</td><td>Extent of work</td><td>28/02/2020</td></tr> <tr><td>11749.CC 04</td><td>2</td><td>Landscaping layout</td><td>28/02/2020</td></tr> <tr><td>11749.CC 05</td><td>2</td><td>Landscaping layout: part 1</td><td>28/02/2020</td></tr> <tr><td>11749.CC 06</td><td>2</td><td>Landscaping layout: part 2</td><td>28/02/2020</td></tr> <tr><td>11749.CC 07</td><td>2</td><td>Landscaping details</td><td>28/02/2020</td></tr> <tr><td>11749.CC 08</td><td>2</td><td>Landscaping details</td><td>28/02/2020</td></tr> <tr><td>11749.CC 09</td><td>2</td><td>Planning layout</td><td>28/02/2020</td></tr> </tbody> </table>	Architectural Drawings prepared by EJE Architecture				Dwg No.	Rev	Name of Plan	Date	A-010	SSD	SITE PLAN	2020/04/23	A-100	SSD	GROUND FLOOR PLAN	2019/16/12	A-100.1	SSD	MEZZANINE PLAN	2019/16/12	A-101	SSD	LEVEL 1 PLAN	2019/16/12	A-102	SSD	LEVEL 2 PLAN	2019/16/12	A-103	SSD	LEVEL 3 PLAN	2019/16/12	A-104	SSD	PLANT LEVEL PLAN	2019/16/12	A-107	SSD	ROOF PLAN	2019/16/12	A-190	SSD	GROUND FLOOR AREA PLAN	2019/16/12	A-191	SSD	MEZZANINE AREA PLAN	2019/16/12	A-192	SSD	LEVEL 1 AREA PLAN	2019/16/12	A-193	SSD	LEVEL 2 AREA PLAN	2019/16/12	A-194	SSD	LEVEL 3 AREA PLAN	2019/16/12	A-196	SSD	ROOF AREA PLAN	2019/16/12	A-200	SSD	WEST ELEVATION	2020/02/28	A-201	SSD	NORTH ELEVATION	2020/02/28	A-202	SSD	SOUTH ELEVATION	2020/02/28	A-203	SSD	EAST ELEVATION	2020/02/28	A-300	SSD	SECTIONS – SHEET 1	2020/02/28	A-301	SSD	SECTIONS – SHEET 2	2020/02/28	A-302	SSD	SECTIONS – SHEET 3	2020/02/28	M-1	T-1	MATERIALS SCHEDULE	2019/07/16	M-2	T-2	MATERIALS SCHEDULE	2019/08/09	M-3	T-1	MATERIALS SCHEDULE	2019/07/16	SG-1	T-1	SIGNAGE SCHEDULE	2019/07/16	SG-2	T-1	SIGNAGE SCHEDULE	2019/07/16	Landscape Drawings prepared by Terras Landscape Architects				Dwg No.	Rev	Name of Plan	Date	11749.CC 03	2	Extent of work	28/02/2020	11749.CC 04	2	Landscaping layout	28/02/2020	11749.CC 05	2	Landscaping layout: part 1	28/02/2020	11749.CC 06	2	Landscaping layout: part 2	28/02/2020	11749.CC 07	2	Landscaping details	28/02/2020	11749.CC 08	2	Landscaping details	28/02/2020	11749.CC 09	2	Planning layout	28/02/2020	<ul style="list-style-type: none"> <li>Architectural Plans listed in the adjacent column</li> <li>Site visit observations</li> </ul>	<p>The architectural plans listed in the adjacent column were provided to the Auditor on 6 July 2020. No buildings had been constructed in the audit period. Activities undertaken in the audit period included:</p> <ul style="list-style-type: none"> <li>Site establishment</li> <li>Sub-structure including, piling, lift pit, MSB pit, and ground floor slab</li> <li>Sub-surface services including stormwater and retention/detention tanks</li> <li>Identification and removal of latent site condition (concrete strip footings and riprap)</li> <li>Above ground concrete core structure (ground and mezzanine).</li> </ul> <p>These activities were considered to be in accordance with the site layout plan (A-010) as relevant to the current stage of works.</p>	Not triggered
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<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>				<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	11749.CC 10	2	Planting palette	28/02/2020			
	<b>Civil and Stormwater Management Plans prepared by Aurecon</b>						
	<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>			
	CV0002	5	SITE PLAN	03.10.19			
	CV0003	5	STORM WATER PLAN	03.10.19			
	CV0004	5	PAVEMENT PLAN	03.10.19			
	CV0005	4	CIVIL DETAILS SHEET 1	16.07.19			
	CV0006	4	CIVIL DETAILS SHEET 2	16.07.19			
	CV0007	5	CIVIL DETAILS SHEET 3	02.10.19			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:						
A3a	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;				<ul style="list-style-type: none"> <li>Project team response on Request for Information (RFI) dated 6/07/20</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary in this regard.	Not triggered
A3b	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and				<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary in this regard.	Not triggered
A3c	the implementation of any actions or measures contained in any such document referred to in (a) above.				<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary in this regard.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.				<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that no such inconsistency, ambiguity or conflict has occurred.	Not triggered
	<b>Limits of Consent</b>						
A5	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.				<ul style="list-style-type: none"> <li>Development consent SSD 9510</li> <li>Site visit observations</li> </ul>	Development consent SSD 9510 was granted 21 May 2020 and therefore lapses 21 May 2025. Works associated with the development have physically commenced.	Compliant

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
A6	Separate approval must be obtained for any works or uses which do not meet exempt development provisions. This consent does not include approval of the following:			
A6a	site preparation and remediation works	<ul style="list-style-type: none"> <li>EIS</li> <li>DA2018/00933</li> <li>DA2018/00933.01</li> <li>Project team response on RFI dated 6/07/20</li> <li><i>Site Audit Report University of Newcastle, Honeysuckle City Campus Development Lot 1</i> (Ramboll, June 2020)</li> </ul>	Site preparatory works have been undertaken at the site under DA2018/00933 (as modified), granted by Council on 1 July 2019. These works have been completed with the exception of Lot 2 and 3 remediation (outside the works area relevant to the Stage 1A building).	Compliant
A6b	installation of a substation	<ul style="list-style-type: none"> <li>EIS</li> <li>DA2018/00933</li> <li>DA2018/00933.01</li> </ul>	Installation of a kiosk substation forms part of DA2018/00933 granted by Council on 1 July 2019.	Compliant
A6c	use of the building for events, with the exception of events directly associated with the building's University function	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	No buildings were constructed in the audit period.	Not triggered
A6d	digital display, projection or any other means of lighting or animation onto the façades of the building.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	No buildings were constructed in the audit period.	Not triggered
<b>Prescribed Conditions</b>				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <li>Crown Certificate 1 issued by Blackett Maguire and Goldsmith on 5/06/20</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 23/06/20</li> </ul>	The relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation to the Project are Clause 98 and Clause 98A. Clause 98 of the EP&A Regulation requires Compliance with Building Code of Australia (BCA). A Compliance Certificate (Crown Certificate 1) for the Project was issued by Blackett Maguire and Goldsmith on 5 June 2020. Crown Certificate 1 includes: "In-	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<p><i>ground structure and services works only in association with the Stage 1A facility within the Honeysuckle Campus including construction of a four storey building, single storey extension for tertiary education landscaping and public domain works".</i></p> <p>A second Crown Certificate (Crown Certificate 2) is currently being sought for "Services and structure core to mass timber". The Crown Certificate 2 checklist dated 23 June 2020 was provided to the Auditor.</p> <p>Clause 98A pertains to the erection of signs for building, subdivision or demolition works. These have not been triggered in the audit period.</p>	
<b>Planning Secretary as Moderator</b>				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that there have been no disputes between the Applicant and any public authorities requiring resolution via the Planning Secretary.	Not triggered
<b>Legal Notices</b>				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that this has not occurred.	Not triggered
<b>Evidence of Consultation</b>				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:			
A10a	consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for information or approval; and	<ul style="list-style-type: none"> <li>Email from Council dated 25/05/20 subject: <i>RE: UoN – Honeysuckle City Campus</i></li> </ul>	<p>The following consultation was required for the plans relevant to the audit period:</p> <ul style="list-style-type: none"> <li>CTPMSP – Council and TfNSW</li> <li>CSWMSP – Council.</li> </ul>	Compliant

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		<p><i>Development 1A CTMP</i></p> <ul style="list-style-type: none"> <li>Email from Council dated 26/05/20 subject: <i>UoN HCCD Stage 1A - Soil and Water Management - Condition B17 - SUPPORTED</i></li> <li>Email correspondence with TfNSW between 10/06/20 and 16/06/20 subject: <i>RE: University of Newcastle Honeysuckle Stage 1A [APPC.VOLLw]</i></li> </ul>	Council was provided a copy of the CTPMSP and CSWMSP for review and provided comments on the plans on 26 May 2020 and 25 May 2020 respectively for each plan (also refer to reponse to condition B14a and B17a). Transport for NSW (TfNSW) was provided a copy of the CTPMSP on 10 June 2020 and provided comments on 10 June 2020. APP responded to TfNSW's comments on 16 June 2020.	
A10b	provide details of the consultation undertaken including:			
A10b(i)	the outcome of that consultation, matters resolved and unresolved; and	<ul style="list-style-type: none"> <li>Consultation records as noted in condition A10a evidence column</li> <li>BIM360 Field database observed on site</li> </ul>	Evidence of consultation with Council and TfNSW was provided to the Auditor as noted in the response to condition A10a and is kept on site records (BIM360 Field database) which was observed during the site inspection. No matters were unresolved.	Compliant
A10b(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> <li>Email correspondence records listed in the evidence column for condition A10a</li> </ul>	The Auditor understands that there have been no disagreements between the Applicant and any parties.	Not triggered

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	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>			
A11	With the approval of the Planning Secretary, the Applicant may:			
A11a	prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	The Auditor understands that no requests have been made to submit any documents on a staged basis as evident by the CEMP and sub-plans.	Not triggered
A11b	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	The Auditor understands that no requests have been made to combine any documents as evident by the CEMP and sub-plans.	Not triggered
A11c	update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020 (document version control))</li> </ul>	The CEMP was updated during the audit period on 6 July 2020. Approval of the CEMP and sub-plans is not required by the Planning Secretary.	Not triggered
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	The Auditor understands that no requests have been made to submit any documents on a staged basis.	Not triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	<ul style="list-style-type: none"> <li>Condition B13 of the development consent</li> </ul>	Approval of the CEMP and sub-plans is not required by the Planning Secretary.	Not triggered

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	<b>Structural Adequacy</b>			
A14	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:			
A14a	the relevant requirements of the BCA;	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 23/06/20</li> </ul>	No buildings or structures had been constructed in the audit period. <b>Observation:</b> The Crown Certificate 2 checklist dated 23 June 2020 was provided to the Auditor detailing the requirements for "services and structure to core and mass timber" works. Most items had been provided to Blackett Maguire and Goldsmith in accordance with the BCA Checklist.	Not triggered
A14b	any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	No buildings or structures had been constructed in the audit period.	Not triggered
A14 Note1	Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	No buildings or structures had been constructed in the audit period.	Not triggered
A14 Note2	Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	No buildings or structures had been constructed in the audit period.	Not triggered
	<b>External Walls and Cladding</b>			
A15	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	No buildings or structures had been constructed in the audit period.	Not triggered
	<b>Applicability of Guidelines</b>			
A16	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.		N/A	Noted

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A17	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	The Auditor understands no directions have been issued by the Planning Secretary in this regard.	Not triggered
<b>Monitoring and Environmental Audits</b>				
A18	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 and independent environmental auditing.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	<p>Division 9.4 of the EP&amp;A Act outlines the provisions relating to conditions for monitoring and environmental audits.</p> <p><u>Monitoring</u> Under the Act, any conditions requiring monitoring may require:</p> <ul style="list-style-type: none"> <li>Provision and maintenance of measuring/recording devices</li> <li>Analysis, reporting and retention of monitoring data</li> <li>Certification of the monitoring data.</li> </ul> <p>No monitoring has reportedly been undertaken during the audit period.</p> <p><u>Environmental Audits</u> Under the Act, any environmental audits undertaken must state the audit purpose and may require:</p> <ul style="list-style-type: none"> <li>Approval of an independent person by the Planning Secretary</li> <li>Certification of the accuracy and completeness of the audit report</li> <li>Submission of the audit report to the Minister.</li> </ul> <p>Compliance with the Independent Audit Requirements is assessed under conditions C44-C49 of this table.</p>	Compliant

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A18 Note1	For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		N/A	Note
<b>Access to Information</b>				
A19	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:	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	The notified commencement of construction date was 10 June 2020. Therefore, the documents listed below were required to be uploaded to the applicant's website by 8 June 2020. The Project Team noted that project website was live from 3 June 2020.	Note
A19a	make the following information and documents (as they are obtained or approved) publicly available on its website:			
A19a(i)	the documents referred to in condition A2 of this consent;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-our-environments/honey-suckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-our-environments/honey-suckle-city-campus-development/public-documents</a></li> </ul>	The University website was viewed on 6 July 2020. The EIS, RtS, RFIR, approved plans and approval documents were available.	Compliant
A19a(ii)	all current statutory approvals for the development;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-our-environments/honey-suckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-our-environments/honey-suckle-city-campus-development/public-documents</a></li> </ul>	The University website was viewed on 6 July 2020. The development consent, assessment report and notice of decision for SSD 9510 were available, as well as the Subsidence Advisory NSW Consent. <b>Note:</b> Council development consents for DA2018/00933 and DA2019/00138 were not available on the website however works under these approvals have been completed.	Compliant

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A19a(iii)	all approved strategies, plans and programs required under the conditions of this consent;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development/public-documents</a></li> </ul>	<p>The University website was viewed on 6 July 2020. <b>The current CEMP and sub-plans were not available on the applicant's website.</b></p> <p><b>Recommendation:</b> The current CEMP and sub-plans should be made available on the applicant's website.</p>	<b>Non-compliant</b>
A19a(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;		<p>Reporting required to be made publicly available under the development consent includes:</p> <ul style="list-style-type: none"> <li>Compliance Reports (condition B29)</li> <li>Independent Environmental Audits (condition C48c)</li> </ul> <p>The dates specified in these conditions have not yet been triggered.</p>	Not triggered
A19a(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;	<ul style="list-style-type: none"> <li>Site interview with HY and APP representatives</li> </ul>	Monitoring has reportedly not been undertaken during the audit period as confirmed by site personnel during the site interview.	Compliant
A19a(vi)	a summary of the current stage and progress of the development;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development">https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development</a></li> </ul>	The University website was viewed on 6 July 2020. Regular project updates are posted on the website with the latest updates from May 2020, February 2020, August 2019 and February 2019.	Compliant
A19a(vii)	contact details to enquire about the development or to make a complaint;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development">https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development</a></li> </ul>	<p>The University website was viewed on 6 July 2020. There are various avenues for the community to contact the applicant about the development available on the website including:</p> <ul style="list-style-type: none"> <li>Email for general enquires (<a href="mailto:honeysuckleproject@newcastle.edu.au">honeysuckleproject@newcastle.edu.au</a>)</li> <li>Project feedback form</li> </ul>	Compliant

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		<ul style="list-style-type: none"> <li>Site personnel interview</li> </ul>	<ul style="list-style-type: none"> <li>AskUON (general University contact). <b>Observation:</b> There is no dedicated phone number for project enquiries or complaints available. The site team advised phone numbers had been provided to strata managers. <b>Recommendation:</b> Ensure there is a clearly identifiable complaints line available for the project so members of the community know exactly how to make a complaint if warranted and advertise this number on the website.</li> </ul>	
A19a(viii)	a complaints register, updated monthly;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development/public-documents</a></li> <li>Complaints register</li> </ul>	The University website was viewed on 6 July 2020. <b>The complaints register for the project was not available on the University website.</b> The Auditors observed the complaints register during the site visit which included one complaint to date (refer to discussion in Section 4.4 of the Audit Report). <b>Recommendation:</b> Upload a complaint register to the University website and ensure this is updated on a monthly basis.	<b>Non-compliant</b>
A19a(ix)	audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;		There are no audit reports required to be uploaded to the University website at the current stage of development.	Not triggered
A19a(x)	any other matter required by the Planning Secretary; and	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	The Auditor understands that no requests have been made by the Planning Secretary in this regard.	Not triggered
A19b	keep such information up to date, to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-uon/our-environments/honey-suckle-city-campus-development/public-documents</a></li> </ul>	The Auditor understands that the Planning Secretary has not made any requests to update any information. The information provided on the applicant's website appeared to be up to date for the stage of the development.	Compliant

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		<a href="#">development/public-documents</a>		
<b>Compliance</b>				
A20	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> <li>Site interview with HY representative</li> <li>Site induction (PowerPoint)</li> <li>Induction Register (6/07/20)</li> </ul>	The HY representative confirmed that the relevant development consent conditions were provided to contractors prior to commencement of works. Conditions relating to environmental management of the site are included in the site induction. The site Induction Register was provided to the Auditors as evidence and was up to date.	Compliant
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Amendments to the Building Design Requiring Approval</b>				
B1	Within one month of the commencement of works, the proposal shall be amended and plans / elevations and documents (where necessary) shall be submitted to the Planning Secretary for approval showing:		Works commenced on 10 June 2020 therefore submission of the amended plans was required by 10 July 2020.	Note
B1a	amendments to the roof of the building to reduce the prominence and visibility of the rooftop enclosures. This could be achieved by: <ul style="list-style-type: none"> <li>(i) reducing the size of the enclosures</li> <li>(ii) architecturally incorporating the enclosures into the design of the building</li> <li>(iii) increasing the height of building parapets / creating a roof feature</li> <li>(iv) or an alternative approach as agreed with the Planning Secretary.</li> </ul>	<ul style="list-style-type: none"> <li>Letter to the Department dated 6/07/20 subject: <i>RE: State Significant Development Consent 9510 Condition B1 Rooftop Enclosure</i></li> </ul>	<p>A letter was provided to the Department on 6 July 2020 including the following attachments:</p> <ul style="list-style-type: none"> <li>Attachment A - Design response (providing background and additional information on the current design, investigations, and constraints)</li> <li>Attachment B - Amended plans (proposed to reduce the prominence and visibility of the rooftop enclosure).</li> </ul> <p>The Design response states that the proponent investigated numerous options in response to the rooftop enclosure. It is noted that:</p> <ul style="list-style-type: none"> <li>The current size of the enclosure is already notably constrained and cannot be reduced whilst still maintaining the</li> </ul>	Compliant

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			<p>integral Green Star energy efficiency objectives</p> <ul style="list-style-type: none"> <li>The current location of the enclosure and setbacks from the respective building faces has been specifically designed to reduce prominence from the major view lines on the north, east, and west</li> <li>Increasing the height of the parapet would not notably reduce the prominence and visibility from the surrounding public domain, and not provide reduced visibility from surrounding multi-storey buildings.</li> </ul>	
<b>Notification of Commencement</b>				
B2	<p>The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<ul style="list-style-type: none"> <li>Auto-generated email from the Department dated 2/06/20 confirming notification of commencement submission</li> </ul>	The notified commencement date was 10 July 2020. the Department was provided this notification on 2 June 2020.	Compliant
<b>Certified Drawings</b>				
B3	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p>	<ul style="list-style-type: none"> <li>Crown Certificate 1 issued by Blackett Maguire and Goldsmith on 5/06/20</li> </ul>	The drawings were provided to the certifying authority in May 2020 as evident by Crown Certificate 1. The structural drawings were prepared by EJE Architecture and Northrop Engineering Consulting Services.	Compliant
B3a	<p>the relevant clauses of the BCA; and</p>	<ul style="list-style-type: none"> <li>Crown Certificate 1 issued by Blackett Maguire and Goldsmith on 5/06/20</li> </ul>	The issued Crown Certificate 1 confirms the structural drawings have been prepared in accordance with the BCA.	Compliant

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B3b	this development consent.	<ul style="list-style-type: none"> <li>Crown Certificate 1 issued by Blackett Maguire and Goldsmith on 5/06/20</li> </ul>	The issued Crown Certificate 1 confirms the structural drawings have been prepared in accordance with the development consent.	Compliant
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	No buildings or structures had been constructed in the audit period.	Not triggered
<b>Protection of Public Infrastructure</b>				
B5	Before the commencement of construction, the Applicant must:			
B5a	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	<ul style="list-style-type: none"> <li>DA2018/00933</li> <li>Ausgrid connection application including enquiry letter to Ausgrid dated 1/03/18</li> <li>Ausgrid tax invoice dated 7/02/18 for \$1,451.52</li> <li>Email correspondence records with Hunter Water between 19/03/20 and 25/03/20</li> </ul>	<p>Services are not required for the current stage of the project however the applicant has commenced consultation. Consultation records with the following service providers were viewed by the Auditor:</p> <ul style="list-style-type: none"> <li><u>Ausgrid</u> - to determine the connection requirements for the Project. It was determined that network augmentation will be required to supply an additional load of 5 MVA.</li> <li><u>Hunter Water</u> - for the requirement of a DN150 service for fire sprinkler water and a separate DN100 for domestic cold water and fire hydrant services, and to confirm any other connection requirements. Hunter Water confirmed</li> </ul>	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Email from NBN dated 25/03/20</li> <li>Email correspondence records with Jemena between 25/03/20 and 27/03/20</li> </ul>	<p>that a section 50 is not required for the UON building and falls under the early works street main upgrades provided by Northrop.</p> <ul style="list-style-type: none"> <li><u>NBN</u> – to submit the development for NBN broadband access. NBN has started a technical assessment for the project to determine requirements.</li> <li><u>Jemena</u> – for gas connection requirements. The Jemena representative requested to install a 250 mm conduit at 750 mm cover across Honeysuckle Drive so that an extension of the 30 kpa can service the site.</li> </ul>	
B5b	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	<ul style="list-style-type: none"> <li>HCCD Stage 1A Dilapidation Report – Surrounding Roads and Footpaths dated 25/05/20</li> </ul>	A Dilapidation Report – Surrounding Roads and Footpaths has been prepared for the project including surrounding roads, gutters and footpaths. A copy was provided to the Auditor.	Compliant
B5c	submit a copy of the dilapidation report to the Certifying Authority and Council.	<ul style="list-style-type: none"> <li>Email to Council dated 26/05/20 subject: <i>SSD 9510 - HY - Pre-Construction Dilapidation Reports</i></li> </ul>	The Dilapidation Report – Surrounding Roads and Footpaths was provided to Council on 26 May 2020.	Compliant
	<b>Pre-Construction Dilapidation Report</b>			
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	<ul style="list-style-type: none"> <li>Email to Council dated 26/05/20 subject: <i>SSD 9510 - HY - Pre-Construction Dilapidation Reports</i></li> </ul>	The Pre-construction Dilapidation Report was provided to Council on 26 May 2020.	Compliant
	<b>Utilities and Services</b>			

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B7	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> <li>DA2018/00933</li> </ul>	Utility works requiring approval from service providers has not been triggered in the audit period.	Not triggered
B8	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Service arrangements were not required during the audit period.	Not triggered
<b>Ecologically Sustainable Development</b>				
B9	Within six months of commencement of construction, the Applicant must register for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> <li>Email to the Certifier dated 7/07/20 Subject: <i>Re: CC2 Submission</i></li> </ul>	Construction commenced on 10 June 2020 and therefore this is required by 10 December 2020. <b>Observation:</b> Green Star registration has been completed on 29 June 2017 (reference GS-3306DA). The Green Star Registration was submitted on 7 July 2020.	Compliant
<b>Outdoor Lighting</b>				
B10	Prior to commencement of above ground works, all outdoor lighting within the Subject site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> <li>Letter from AECOM dated 24/06/20 subject: <i>Subject Premises: University of Newcastle Honeysuckle City Campus Development Stage 1A Address: Corner of Honeysuckle Drive and Wright Lane Newcastle, NSW</i></li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire</li> </ul>	A letter from AECOM dated 24 June 2020 confirms that the Project has been designed in accordance with Australian Standard (AS) 1158.3.1:2005 and AS 4282-2019 (superseded AS 4282-1997). The assessment was completed by Peter Skeen, Principal Electrical Engineer. The letter is addressed to the Crown Authority and is noted on the Crown Certificate 2 checklist as being submitted on 1 July 2020.	Compliant

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		and Goldsmith dated 23/06/20		
	<b>Access for People with Disabilities</b>			
B11	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 23/06/20</li> </ul>	Construction of the building had not commenced in the audit period. <b>Observation:</b> The requirement to fulfil this condition is noted on the Crown Certificate 2 Checklist (not yet complete).	Not triggered
	<b>Environmental Management Plan Requirements</b>			
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	Management plans relevant to the stage of Project includes the CEMP and the following sub-plans: <ul style="list-style-type: none"> <li>CNVMSP (Appendix 7.4)</li> <li>CTPMSP (Appendix 7.5)</li> <li>CWMSP (Appendix 7.6)</li> <li>CSWMSP (Appendix 7.7)</li> <li>FERSP (seperate document).</li> </ul> Section 3.1 of the CEMP states that "This EMP has been generated to satisfy the requirements of "ISO 14001:2015, Environmental management systems – Requirements with guidance for use" and the "NSW Government Environmental Management System Guidelines – 3rd edition".	Compliant
B12a	detailed baseline data;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	A Project HSE Risk Assessment was undertaken for the Project and is included as Appendix 7.3 to the CEMP. A summary of the risk assessment is included in Section 4.5 of the CEMP. These sections include baseline information on the potential	Compliant

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			impacts of the Project relevant to construction activities.	
B12b	details of:			
B12b(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	<p>The CEMP includes references throughout to the relevant International Organisation for Standardisation (ISO) requirements. For example:</p> <ul style="list-style-type: none"> <li>Section 3.1 includes reference to ISO 14001:2015, Environmental management systems – Requirements with guidance for use for the preparation of the CEMP</li> <li>Section 3.5 includes reference to AS/NZS ISO 31000:2009 and Guidelines HB158:2010 for the environmental risk assessment</li> <li>Section 3.6 also includes reference to ISO 14001:2015.</li> </ul> <p>The Environmental Management Accreditation for HY is also included in Section 7.2 of the CEMP for ISO 9001:2015 and ISO 14001:2015 (certificate number 160052022).</p> <p>Section 3.6.3 includes other legal compliance procedures. HY has developed a procedure (“Legislation Standards and Codes of Practice”), noted as available on HYWAY (in-house management platform).</p> <p><b>The CEMP did not include details of the relevant requirements under the development consent.</b></p> <p><b>Note:</b> An updated version of the CEMP (July 2020) was provided to the Auditors following submission of the draft IEA Report. Section 3.3 of the revised CEMP includes a table</p>	<b>Non-compliant</b>

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			listing the relevant requirements under the development consent and where each have been addressed in the plan. <b>Recommendation:</b> No recommendations are required as the non-compliance has been addressed.	
B12b(ii)	any relevant limits or performance measures and criteria; and	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	Section 3.4 of the CEMP includes the relevant targets / performance criteria for the Project. For example: <ul style="list-style-type: none"> <li>Recycle &gt;80% of construction waste</li> <li>Nil environmental incidents</li> <li>Undertake &gt;90% of scheduled HSE inspections</li> <li>Receive ≤1 complaint per significant construction milestone.</li> </ul>	Compliant
B12b(iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	Section 3.4 of the CEMP includes the key performance indicators for the Project as described in the response to condition B12b(ii).	Compliant
B12c	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	Sections 4.6 to 4.14 of the CEMP provides a description of the mitigation strategies to be implemented for each environmental issue.	Compliant
B12d	a program to monitor and report on the:			
B12d(i)	impacts and environmental performance of the development;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Site interview with APP and HY representatives</li> <li>Email correspondence with AMA Monitoring Services between 10/07/20 and 28/07/20</li> </ul>	Section 5.2 of the CEMP outlines the environmental inspection and audit protocols to monitor potential environmental impacts for the Project including: <ul style="list-style-type: none"> <li>Fortnightly site inspections</li> <li>Monthly task observations</li> <li>3 monthly internal audits</li> <li>Independent Environmental Audits.</li> </ul> Additionally, Section 5.3 outlines the reporting requirements in accordance with the National Greenhouse and Energy Reporting Guidelines.	Compliant

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			<p>The monitoring and reporting program for the construction stage of the Project outlined in the CEMP includes:</p> <ul style="list-style-type: none"> <li>• Noise monitoring – apparatus to be installed on site.</li> <li>• Air quality monitoring – apparatus to be installed on site. Visual monitoring of dust generation during activities.</li> <li>• Vibration monitoring – apparatus to be installed on site.</li> <li>• Waste monitoring – monthly recording of waste volumes on BIM360 using the waste record checklist.</li> <li>• Soil, erosion and water quality monitoring – fortnightly inspections of controls and recording on checklist.</li> <li>• Airborne asbestos fibre monitoring during excavations of contaminated materials (if applicable).</li> </ul> <p>Monitoring is not required in accordance with the EIS and RtS. However, it is noted that the NVIA provides an “indicative” monitoring schedule for construction which includes one round of operator-attended 15 minute noise monitoring during the first month of construction. The Auditor viewed correspondence with a representative from AMA Monitoring Services dated 10 July 2020 requesting a fee for noise monitoring services in accordance with the CNVMP (supplied to contractor as attachment). Further correspondence records confirmed a suitable date to undertake the monitoring was scheduled for 28 July 2020 and had been postponed due to poor weather.</p>	

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			<p>It was discussed in the site interview that noise, vibration and air monitoring apparatus are not proposed to be installed on site given the nature of impacts of the works.</p> <p>Section 4.2 of the Audit Report provides a discussion on the environmental performance of the development.</p> <p><b>Recommendation:</b> Section 4.6.3 of the CEMP requires updating to reflect that noise, vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.</p>	
B12d(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Site HSE Inspection Checklist dated 6/07/20</li> <li>• Project team response on RFI dated 6/07/20</li> </ul>	The fortnightly site inspections described in Section 5.2 of the CEMP serve as a program to monitor and report on the effectiveness of the management measures set out in the CEMP. An example of a completed site inspection checklist dated 6 July 2020 was provided to the Auditor.	Compliant
B12e	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> </ul>	Section 5.1 describes the response plan for any environmental incidents or environmental emergencies should they occur. The Auditor understands no incidents or emergencies have occurred to date.	Compliant
B12f	a program to investigate and implement ways to improve the environmental performance of the development over time;	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Site HSE Inspection Checklist dated 6/07/20</li> </ul>	<p>Section 5.2 of the CEMP outlines the environmental inspection and audit protocols for the Project including:</p> <ul style="list-style-type: none"> <li>• Fortnightly site inspections</li> <li>• Monthly task observations</li> <li>• 3 monthly internal audits</li> <li>• Independent Environmental Audits.</li> </ul>	Compliant

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			An example of a completed site inspection checklist dated 6 July 2020 was provided to the Auditor.	
B12g	a protocol for managing and reporting any:			
B12g(i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Project team response on RFI dated 6/07/20</li> <li>• Site interview with HY and APP representative</li> </ul>	The managing and reporting program for any incidents or non-compliances is included in Section 5.1.1 of the CEMP. Additionally, Section 5.2 of the CEMP describes the non-compliance response procedure for any issues raised during internal inspections. This includes raising the issue in BIM360 Field and actioning required responses to rectify the non-compliance. The Auditor understands from the site interview that no incidents have occurred to date.	Compliant
B12g(ii)	complaint;	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Project team response on RFI dated 6/07/20</li> <li>• Complaints register dated 9/07/20</li> </ul>	Section 4.15 of the CEMP outlines the Environmental Complaints management procedure. This includes recording the complaint in accordance with the HSE Incident Procedure and actions undertaken to address the complaint. One complaint had been received during the audit period (refer to discussion in Section 4.4 of the audit report).	Compliant
B12g(iii)	failure to comply with statutory requirements; and	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• BIM360 Field</li> </ul>	The managing and reporting program for any incidents or non-compliances is included in Section 5.1.1 of the CEMP. Additionally, Section 5.2 of the CEMP describes the non-compliance response procedure for any issues raised during internal inspections. This includes raising the issue in BIM360 Field and actioning required responses to rectify the non-compliance. The BIM360	Compliant

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			Field database was viewed by the Auditors during the site inspection.	
B12h	a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	<p>Section 1.1 and 1.2 of the CEMP includes a review and approval register for the CEMP along with change information documented.</p> <p><b>There was no procedure described in the CEMP for periodic review and update of the plan.</b></p> <p><b>Note:</b> An updated version of the CEMP (July 2020) was provided to the Auditors following submission of the draft IEA Report. Section 5.2 of the revised CEMP includes the review procedure in accordance with condition C42 of the development consent.</p> <p><b>Recommendation:</b> No recommendations are required as the non-compliance has been addressed.</p>	<b>Non-compliant</b>
B12 Note 1	The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	The Auditor understands that no requests have been made to waive any requirements.	Not triggered
<b>Construction Environmental Management Plan</b>				
B13	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. The CEMP must include, but not be limited to, the following:	<ul style="list-style-type: none"> <li>Email from the Department dated 1/07/20 subject: <i>UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-6)</i></li> <li>Crown Certificate 1 issued by Blackett Maguire and Goldsmith on 5/06/20</li> </ul>	<p>Construction commenced on 10 June 2020. The CEMP was provided to the Department on 1 July 2020 and the Certifier on 2 June 2020. <b>The CEMP was provided to the Planning Secretary after the commencement of construction.</b></p> <p><b>Recommendation:</b> Ensure all documents are submitted by the due dates required under the development consent.</p>	<b>Non-compliant</b>
B13a	(a) Details of:			

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B13a(i)	hours of work;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	<p>Construction hours are detailed in Section 4.3 of the CEMP as follows:</p> <ul style="list-style-type: none"> <li>Between 7am and 6pm; Monday to Fridays (inclusive)</li> <li>Between 8am and 1pm; Saturdays.</li> </ul> <p>Refer to the response to condition C4 for details on compliance with this condition.</p>	Compliant
B13a(ii)	24-hour contact details of site manager;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	<p>The site manager's contact details are provided in Section 4.2 of the CEMP as follows:</p> <p>Name: Dale Reith 24h Contact Number: 0407 626 127 Dale Reith is the site representative from HY.</p>	Compliant
B13a(iii)	management of dust and odour to protect the amenity of the neighbourhood;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	<p>The management measures to control air quality and dust are outlined in Section 4.9.2 of the CEMP. Odour impacts were identified in the Preliminary Construction Management Plan prepared for the EIS (Appendix L to the EIS) as a potential issue during remediation works. These activities have been undertaken under separate approval DA2018/00933. Therefore, potential odour issues are not considered by the Auditor to be an environmental impact for the Project requiring management. However, this justification should be provided in the CEMP to address this condition.</p> <p>Refer to the response to conditions C24 and C25 for evidence of compliance with dust management measures.</p> <p><b>Recommendation:</b> The CEMP should be updated to describe why odour issues are not relevant for the current stage of the</p>	Compliant

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			Project and therefore do not require management.	
B13a(iv)	stormwater control and discharge;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Site visit observations</li> </ul>	Section 4.10 of the CEMP outlines the likely soil, erosion and water quality impacts and mitigation strategies to be implemented. This includes stormwater control and discharge. Additionally, the CSWMSP is included as Appendix 7.7 to the CEMP. Evidence of implementation of the mitigation strategies is included in the response to condition B31.	Compliant
B13a(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Site visit observations</li> </ul>	Section 4.8.2 of the CEMP includes the following mitigation strategy: " <i>A dedicated vehicle wash-down area will be established on site inclusive of vehicle shakedown pads (cattle grids) to remove any debris from wheels. Vehicle washdown area will have a pressure washer which will be utilised to mitigate the risk of vehicles tracing any sediment or other materials onto the roadway.</i> " This was observed during the site visit and appeared to be effective at mitigating dirt tracking from vehicles on the road as evident by the clean pavement.	Compliant
B13a(vi)	groundwater management plan including measures to prevent groundwater contamination;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Site visit observations</li> </ul>	The CSWMSP is included as Appendix 7.7 to the CEMP. Section 4.13.4 of the CEMP includes the potential groundwater contamination impacts and management measures to be implemented. Section 4.13.1 states: " <i>Groundwater could potentially be impacted by contaminants mobilized from stockpiled contaminated soil or by buried material. Minimising runoff from stockpiles, as outlined above would reduce the risk to groundwater.</i> " Sediment fencing	Compliant

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			around the perimeter of stockpile areas and the site boundary was observed during the site visit.	
B13a(vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	<p>Outdoor lighting is not required for the current stage of the Project.</p> <p><b>Observation:</b> Lighting impacts were assessed in the Project HSE Risk Assessment (Appendix 7.1 to the CEMP) and summarised in Section 4.5 of the CEMP which states: <i>“External Lighting (during construction phase) – Construction lighting will be in accordance with AS4282-1997 Control of the obtrusive effects of outdoor lighting. Where possible not (sic) lighting will be left on, and if required will follow above Australian Standard”</i>.</p>	Not triggered
B13a(viii)	community consultation and complaints handling	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Project team response on RFI dated 6/07/20</li> <li>Site interview with HY and APP representative</li> <li>Email to building manager dated 23/04/20 subject: <i>18 Honeysuckle Drive Time Lapse Camera</i></li> </ul>	<p>Section 4.15 of the CEMP outlines the Environmental Complaints management procedure. This includes recording the complaint in accordance with the HSE Incident Procedure and actions undertaken to address the complaint. One complaint had been received during the audit period (refer to discussion in Section 4.4 of the Audit Report).</p> <p>Community consultation required for the Project in accordance with the approvals includes:</p> <ul style="list-style-type: none"> <li>Providing information on noise intensive activities</li> <li>Consultation with the local Aboriginal community for unexpected finds (not triggered).</li> </ul>	Compliant

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			The requirements for these are described in Section 4.7.2 and Section 4.13.7 of the CEMP respectively. The site representatives confirmed that consultation was undertaken with the neighbouring building managers prior to commencement of the project about the works and potential impacts.	
B13b	Construction Traffic and Pedestrian Management Sub-plan (see Condition B14);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CTPMSP is included as Appendix 7.5 to the CEMP.	Compliant
B13c	Construction Noise and Vibration Management Sub-plan (see Condition B15);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CNVMSP is included as Appendix 7.4 to the CEMP.	Compliant
B13d	Construction Waste Management Sub-plan (see Condition B16);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CWMSP is included as Appendix 7.6 to the CEMP.	Compliant
B13e	Construction Soil and Water Management Sub-plan (see Condition B17);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CSWMSP is included as Appendix 7.7 to the CEMP.	Compliant
B13f	an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Project team response on RFI dated 6/07/20</li> <li>Site interview with HY representative</li> </ul>	An Unexpected Finds protocol is included in Section 4.13.7 of the CEMP and includes consultation requirements such as with relevant Aboriginal parties. A Contaminated Land Management Plan and Unexpected Finds Protocol has been prepared by Coffey Services Australia Pty Ltd. A description of this is provided in Section 4.13.7 of the CEMP, including a procedural flow chart specifically for unexpected finds relating to asbestos. The Auditor understands no unexpected finds have occurred during the audit period, which was confirmed during the site interview.	Compliant
B13g	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	This is included as a step in the unexpected finds procedure outlined in Section 4.13.7 of the CEMP.	Compliant

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<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B14	A 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:			
B14a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> </ul>	The CTPMSP has been prepared by HY based on the <i>Honeysuckle City Campus Development Construction Traffic Management Plan Stage 1A</i> ver03 dated 1 May 2019 produced by SECA Solution and <i>Traffic Management Plan 0051736303</i> produced by GTS. The SECA Solution and GTS traffic plans are attached as appendix 4.2. The SECA Solution traffic plan was prepared by Sean Morgan (declaration on qualifications provided in section 4.8). The GTS traffic plan was prepared by Luke Bannister.	Compliant
B14b	be prepared in consultation with Council and TfNSW;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Email from Council dated 25/05/20 subject: <i>RE: UoN – Honeysuckle City Campus Development 1A CTMP</i></li> <li>Email correspondence with TfNSW between 10/06/20 and 16/06/20 subject: <i>RE: University of Newcastle Honeysuckle Stage 1A [APPC.VOLLw]</i></li> </ul>	Council was provided a copy of the CTPMSP for review and provided comments on 25 May 2020. TfNSW was provided a copy of the CTPMSP on 10 June 2020 and provided comments on 10 June 2020. APP responded to TfNSW's comments on 16 June 2020. The SECA traffic plan was produced in consultation relevant authorities including TfNSW, Newcastle Transport, Roads and Maritime Services. The GTS traffic plan was produced in consultation with local council.	Compliant

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B14c	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	<ul style="list-style-type: none"> <li>• CTPMSP (HY, March 2020)</li> <li>• Site visit observations</li> <li>• Daily pre-start checklist dated 12/06/2020</li> <li>• Site interview with HY and APP representative</li> <li>• Pre-delivery Brief</li> </ul>	<p>The traffic management measures to be implemented are outlined in Section 3 of the CTPMSP. For example:</p> <ul style="list-style-type: none"> <li>• All construction work is to be contained wholly within the site.</li> <li>• The HY Site Manager is responsible to ensure that the placement of temporary signs and their location is placed as per Traffic Control Plan by a qualified Traffic Controller.</li> <li>• Pedestrian paths shall be safe and at least 1.2 metres wide.</li> <li>• On site traffic management will be managed through the Daily Pre Start Meetings.</li> </ul> <p>A daily pre-start checklist dated 12 June 2020 was viewed during the site visit and included a discussion around ensuring all vehicles use the designated on-site parking area. The Auditor also viewed a pre-delivery brief, detailing procedures that all delivery drivers must follow. Site personnel advised this is provided to all delivery staff.</p> <p>It is noted in the GTS traffic plan that <i>"Cyclists will not be affected any differently than regular traffic."</i> It is also noted in the CTPMSP that: <i>"the construction works will not disrupt current traffic conditions, particularly with respect to local bus routes."</i></p> <p>The Auditor is of the opinion that traffic was being appropriately managed based on the site visit observations including:</p> <ul style="list-style-type: none"> <li>• A designated on site car parking area was provided with adequate car parking</li> </ul>	Compliant

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			<p>areas (many car parks were free at the time of the audit)</p> <ul style="list-style-type: none"> <li>• Works were contained within the site boundary with no obstructions of public footpaths or roads</li> <li>• Access along the foot paths to all sides of the project site was unimpeded</li> <li>• A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads.</li> </ul>	
B14d	include location of all proposed work zones (Note: Any on-street parking changes associated with provision of a works zone will need to be consulted with and approval by City of Newcastle's Traffic and Transport Section. Email: traffic@ncc.nsw.gov.au)	<ul style="list-style-type: none"> <li>• CTPMSP (HY, March 2020)</li> <li>• Site visit observations</li> </ul>	Section 3.2 of the CTPMSP states: " <i>The project does not require any work zones to be implemented. All construction work is be contained wholly within the site.</i> " This was consistent with observations from the site visit.	Not triggered
B14e	detail heavy vehicle routes, access and parking arrangements;	<ul style="list-style-type: none"> <li>• CTPMSP (HY, March 2020)</li> </ul>	<p>The GTS traffic plan includes figure showing heavy vehicle routes for the Project. The GTS traffic plan states: "<i>Construction vehicle parking is available on site. Should on site parking not be available on site at certain times, vehicles will be able to drop off materials and tools on site, with vehicles be required to park outside the CBD. Workers are encouraged to use the public transport options available.</i>"</p> <p>This was consistent with observations from the site visit as described in the response to condition B14c.</p>	Compliant
B14f	include a Driver Code of Conduct to:	<ul style="list-style-type: none"> <li>• CTPMSP (HY, March 2020)</li> <li>• Delivery Driver Brief</li> </ul>	The CTPMSP includes a Driver Code of Conduct (Delivery Driver Brief) in Appendix 4.3.	Compliant
B14f(i)	minimise the impacts of earthworks and construction on the local and regional road network;	<ul style="list-style-type: none"> <li>• CTPMSP (HY, March 2020)</li> <li>• Delivery Driver Brief</li> </ul>	The Delivery Driver Brief includes measures to minimise the impacts of construction on the local road network such as using	Compliant

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			designated routes, ensuring dirt is not tracked onto public roads and using designated loading/unloading areas. Section 3 of the CTPMSP also describes the traffic management measures to be implemented.	
B14f(ii)	minimise conflicts with other road users;	<ul style="list-style-type: none"> <li>Delivery Driver Brief</li> </ul>	The Delivery Driver Brief includes measures to minimise conflicts with other road users such as controlling traffic risks whilst at the site.	Compliant
B14f(iii)	minimise road traffic noise; and	<ul style="list-style-type: none"> <li>Delivery Driver Brief</li> </ul>	The Delivery Driver Brief includes measures to minimise road traffic noise such as operating within the specified delivery hours (consistent with construction hours in condition C4).	Compliant
B14f(iv)	ensure truck drivers use specified routes;	<ul style="list-style-type: none"> <li>Delivery Driver Brief</li> </ul>	The Delivery Driver Brief includes measures a figure showing the specified delivery routes.	Compliant
B14g	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Site interview with HY and APP representative</li> </ul>	Section 2.3 of the CTPMSP includes the community consultation and notification procedure as follows: <i>"It is anticipated that the construction works will not disrupt current traffic conditions, particularly with respect to local bus routes. Should a disruption be expected, relevant stakeholders will be notified either via email or letterbox drop, whichever is deemed more appropriate at the time."</i> The Auditor understands this requirement has not been triggered.	Compliant
B14h	details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>BIM360 Field contractor sign in register</li> </ul>	Section 3.3 of the CTPMSP states "the maximum number of trucks through the day could be 5 vehicles per hour associated with concrete pours and delivery of material to the site." and <i>"Heavy rigid (non-articulated)</i>	Compliant

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			<i>vehicles delivering mass timber elements for the project are expected at maximum of 2 per week.</i> The Auditors viewed the delivery contractor sign in register on BIM360 Field during the site visit which confirmed tracking of the number of vehicles to site.	
B14i	details of the construction program highlighting details of peak construction activities and proposed construction staging;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> </ul>	Section 3.4 of the CTPMSP includes the program of peak construction activities, and includes: <ul style="list-style-type: none"> <li>Project Commence: 10/6/20</li> <li>Concrete Core Works (precast and in-situ): 27/07/20 – 21/10/20</li> <li>Mass Timber Works: 26/10/20 – 7/12/20</li> <li>Façade Works: 7/11/20 – 24/12/20</li> <li>External Works: 8/12/20 – 6/02/21</li> <li>Project Completion: 6/02/21.</li> </ul>	Compliant
B14j	any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> </ul>	The GTS traffic plan states: <i>"Cyclists will not be affected any differently than regular traffic."</i> Section 2.3 of the CTPMSP states that: <i>"the construction works will not disrupt current traffic conditions, particularly with respect to local bus routes."</i>	Compliant
B14k	cumulative impacts of the proposed construction and ongoing projects in the vicinity of the site;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> </ul>	Cumulative impacts are described in Section 2.2 of the CTPMSP. The project is expected to have minor cumulative impact only on peak construction activity days (concrete pouring works and delivery of precast panel elements).	Compliant
B14l	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> </ul>	Refer to response to condition B14c. This condition is a repeat. <b>Recommendation:</b> Seek to have this condition removed at a suitable time.	Compliant
B14m	include a program to monitor the effectiveness of these measures.	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> </ul>	The traffic management and reporting program is described in Section 3.11 of the	Compliant

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		<ul style="list-style-type: none"> <li>Daily pre-start checklist dated 12/06/2020</li> </ul>	CTPMSP and includes weekly review of the plan during site meetings. A daily pre-start checklist dated 12 June 2020 was viewed during the site visit and included a discussion around ensuring all vehicles use the designated on site parking area.	
B15	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:			
B15a	be prepared by a suitably qualified and experienced noise expert;	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> </ul>	The CNVMSP has been authorised by Gayle Greer, Technical Director – Acoustics of AECOM Australia Pty Ltd (AECOM).	Compliant
B15b	incorporate recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020;	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> <li>Site visit observations</li> <li>Site induction (PowerPoint)</li> <li>Email to building manager dated 23/04/20 subject: <i>18 Honeysuckle Drive Time Lapse Camera</i></li> </ul>	<p>The recommendations of the <i>University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment</i>, prepared by AECOM and dated 26 February 2020 have been included in Section 3.1 of the CNVMSP in relation to project specific noise and vibration mitigation measures. Some examples of these measures include:</p> <ul style="list-style-type: none"> <li>Implement community consultation measures such as periodic notifications on construction noise</li> <li>Include noise and vibration awareness in the site induction</li> <li>No excessive revving of plant and vehicle engines.</li> </ul> <p>The Auditor observed the following evidence as compliance with the above mitigation measures:</p> <ul style="list-style-type: none"> <li>Notification to building owners prior to commencement of works</li> <li>Inclusion of noise management requirements in the site induction</li> </ul>	Compliant

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			<ul style="list-style-type: none"> <li>No excessive revving of plant and vehicle engines was observed during the site visit.</li> </ul>	
B15c	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	<ul style="list-style-type: none"> <li>CNVMS (AECOM, April 2020)</li> </ul>	Section 2.1 of the CNVMS outlines noise management levels applicable to the Project.	Compliant
B15d	hours of construction in accordance with Conditions C4 to C8;	<ul style="list-style-type: none"> <li>CNVMS (AECOM, April 2020)</li> </ul>	Section 1.5 of the CNVMS outlines the proposed construction hours in accordance with Conditions C4 to C8. No work is generally expected to be required outside of standard hours. Refer to response to condition C4 for compliance with construction hours.	Compliant
B15e	outline how noise and vibration impacts would be monitored during construction	<ul style="list-style-type: none"> <li>CNVMS (AECOM, April 2020)</li> <li>Site interview with HY and APP representative</li> <li>Email correspondence with AMA Monitoring Services between 10/07/20 and 28/07/20</li> </ul>	<p>The monitoring methodology is outlined in Section 4.0 of the CNVMS. This includes:</p> <ul style="list-style-type: none"> <li>Complete one round of operator-attended 15 minute noise monitoring on separate days at closest noise sensitive receivers to the north, south, east and west during the first month of each construction stage.</li> <li>Carry out equipment noise level checks on all critical items of plant and issue Equipment Noise Certificates during the first month of each construction stage.</li> <li>Carry out equipment noise level checks on any new (untested) items of critical plant and issue Equipment Noise Certificates during subsequent months of construction period.</li> </ul> <p>The first round of noise monitoring was scheduled to be undertaken on 28 July 2020. Refer to the responses to conditions C16 to C20 for a further discussion on noise monitoring for the Project.</p>	Compliant

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B15f	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<p>Section 3.1 of the CNVMSP describes the project noise and vibration mitigation measures including the following in relation to high noise generating works:</p> <ul style="list-style-type: none"> <li>• <i>“Work generating high noise and/or vibration levels should be scheduled during less sensitive time periods”.</i></li> <li>• <i>“High noise and vibration generating activities (eg rock breaking) may only be carried out in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block”.</i></li> </ul> <p>The Auditor understands from the site interview that high noise generating works have not been undertaken for the Project.</p>	Compliant
B15g	include strategies that have been developed with the community for managing high noise generating works; and	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<p><b>The mitigation measures described for high noise generation works in Section 3.1 of the CNVMSP have not been prepared in consultation with the community.</b> This was confirmed during the site interview. The site representatives advised that high generating noise activities have not been undertaken at the site and this would be undertaken if required.</p> <p><b>Recommendation:</b> The CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed or provide justification on why consultation with the community has not been undertaken. For example, such consultation may identify noise-sensitive activities undertaken at a nearby business during certain time frames,</p>	<b>Non-compliant</b>

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			and so limitations may be placed on when high noise generating works can occur.	
B15h	describe the community consultation undertaken to develop the strategies; and	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> </ul>	<p><b>The mitigation measures described for high noise generation works in Section 3.1 of the CNVMSP have not been prepared in consultation with the community.</b></p> <p>Refer to response to condition B15g.</p>	<b>Non-compliant</b>
B15i	include a complaints management system that would be implemented for the duration of the construction.	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Project team response on RFI dated 6/07/20</li> <li>• Complaints register 9/07/20</li> </ul>	Section 5.0 of the CNVMSP describes the complaints handling procedure. One complaint was received for the Project during the audit period (refer to discussion in Section 4.4. of the Audit Report).	Compliant
B16	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:			
B16a	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	<ul style="list-style-type: none"> <li>• CWMSP (HY, May 2020)</li> <li>• Site visit observation</li> </ul>	Section 4.1.7 of the CWMSP describes the quantities of waste for each waste type. Section 5 includes specific management details including the on site or off site reuse, recycling and/or disposal methods and locations. Skip bins were observed on site as available to site personnel.	Compliant
B16b	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 facilities in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works.	<ul style="list-style-type: none"> <li>• CWMSP (HY, May 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<p>Disposal of hazardous wastes is included in Section 4.1.13 of the CWMSP. This includes: <i>"Records of disposals shall be kept on site. Any disposal of waste that is deemed hazardous shall be disposed of by approved EPA hazardous disposal unit."</i></p> <p>The Auditor understands from the site interview that no hazardous materials have been identified requiring disposal.</p>	Compliant

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B17	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	<ul style="list-style-type: none"> <li>CSWMSP (Northrop, March 2020)</li> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p>The CSWMSP provided to the Auditors included only the Erosion and Sediment Control Plan (ESCP) (drawing number CV-101) prepared by Northrop. <b>It is the Auditor's opinion that this does not meet the minimum requirements of a CSWMSP as is intended by this condition.</b></p> <p><b>Observation:</b> The applicant prepared a tabulated response to Council addressing the requirements under this condition. Council included the following statement as part of their response: "<i>CN understands that some of the specific details may be decided by the Environmental Consultant and/or Principal Contractor closer to commencement, thus remind the Principal Contractor that it is their responsibility to develop and document site-specific detailed environmental management plans, and maintain them onsite during works. A copy of the records should be made available if requested by CN.</i>"</p> <p><b>Recommendation:</b> A site-specific detailed CSWMSP should be prepared for the Project addressing the requirements under this condition. The CSWMSP should also address the requirements for management plans under condition B12.</p>	<b>Non-compliant</b>
B17a	be prepared by a suitably qualified expert, in consultation with Council and where necessary the Department of Planning, Industry and Environment - Water (the Department - Water);	<ul style="list-style-type: none"> <li>Email from Council dated 26/05/20 subject: <i>UoN HCCD Stage 1A - Soil and Water Management -</i></li> </ul>	Council was provided a copy of the ESCP for review and provided comments on the plans on 26 May 2020. Council stated " <i>CN officers have reviewed the submitted plan prepared by Northrop Consulting Engineers Job No. NL172724 Dwg No. CV-101 Rev 2 dated</i>	Compliant

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		<p><i>Condition B17 – SUPPORTED</i></p> <ul style="list-style-type: none"> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p>30/03/2020 and the above attached tabulated information to satisfy Condition B17 for UoN Stage1A development. The submitted information have generally satisfied CN component of Condition B17". Also note additional comment from Council included in the response to condition B17 above.</p> <p>Consultation with the Department – Water was not required as site dewatering activities were not relevant to the Project.</p> <p><b>Recommendation:</b> Once prepared, the detailed CSWMSP should be provided to Council.</p>	
B17b	describe all erosion and sediment controls to be implemented during construction;	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 6/07/20</li> <li>Erosion and Sediment Control Plan (drawing number CV-101) prepared by Northrop dated 30.03.20</li> </ul>	<p>The ESCP shows the types and locations of the erosion and sediment controls to be implemented at the site for the current status (prepared by Northrop). <b>The CSWMP does not describe how it may change throughout the life of the project and the process for determining where erosion and sediment controls are to be installed throughout construction.</b></p> <p>Evidence of erosion and sediment controls were observed during the site visit and was evident in the Site HSE Inspection Checklist dated 6 July 2020. This included the following:</p> <ul style="list-style-type: none"> <li>Spill kit (observed during site visit and photo in the Site HSE Inspection Checklist)</li> <li>Sediment fencing along the site perimeter (observed during site visit and photo in the Site HSE Inspection Checklist)</li> </ul>	<b>Non-compliant</b>

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			<ul style="list-style-type: none"> <li>Coir logs used at key locations along the site perimeter</li> <li>Diversion drains (observed during site visit and photo in the Site HSE Inspection Checklist).</li> </ul> <p><b>Recommendation:</b> The CSWMP should be updated to describe how erosion and sediment controls may change throughout the life of the project where erosion and sediment controls are to be installed.</p>	
B17c	provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site);	<ul style="list-style-type: none"> <li>CSWMP (Northrop, March 2020)</li> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p><b>The CSWMP provided does not include a plan of how all construction works will be managed in wet weather events.</b> The plan includes notes that address some aspects of this condition. For example:</p> <ul style="list-style-type: none"> <li><i>“Ensure stockpiles do not exceed 2.0m high. Provide wind and rain protection as required in accordance with the Blue Book”</i></li> <li><i>“Contractor to check weather forecasts and ensure adequate erosion and sediment control measures are in place prior to predicted extreme rainfall events. Trenching and excavations below the 1% AEP level to be temporarily filled if an extreme flood event is predicted. Similarly, all erosion and sediment control measures are to be firmly in place to ensure (sic) do not become up-rooted by floodwaters”.</i></li> </ul> <p>Additionally, the email attachment provided to Council included the following measures in response to this condition:</p> <ul style="list-style-type: none"> <li>Access grid is provided at site entry to allow access during wet weather.</li> </ul>	<b>Non-compliant</b>

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			<ul style="list-style-type: none"> <li>• Temporary fencing will be installed around the site to stop vehicles entering from other locations.</li> <li>• Stockpiles will be covered in accordance with the Blue Book.</li> <li>• Sediment fencing and sand filter bags will be installed onsite to stop sediment leaving the site in accordance with the Blue Book.</li> <li>• The Erosion and sediment plan, CV-201 has been prepared in accordance with the Blue Book.</li> </ul> <p>However, these are considered by the Auditor to not adequately address this condition requiring a plan of how all construction works will be managed including storage of equipment.</p> <p><b>Recommendation:</b> The recommended site-specific detailed CSWMSP should include a plan of how all construction works will be managed in wet weather events, capturing the measures described in the email attachment provided to Council. It should also specify the specific measures and controls from the Blue Book to be implemented, and where.</p>	
B17d	detail all off-Site flows from the Site;	<ul style="list-style-type: none"> <li>• CSWMSP (Northrop, March 2020)</li> <li>• Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p><b>The CSWMSP provided does not include details of all off-site flows from the site.</b></p> <p>It is noted that in the email attachment provided to Council included the following response to this condition: <i>“Site is currently seeded and is relatively flat (1% grade approx.) so only sheet flow across site is expected. Sediment fence around the site is</i></p>	<b>Non-compliant</b>

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<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<p><i>designed to pick up sediment for any runoff from the site."</i>.</p> <p><b>Recommendation:</b> The recommended site-specific detailed CSWMSP should include detail all off-Site flows from the Site.</p>	
B17e	site dewatering (if applicable), including preparation of a dewatering management plan in consultation with the Department – Water	<ul style="list-style-type: none"> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p>The Auditor understands that dewatering works will not be required for the construction of the Project.</p> <p><b>Recommendation:</b> The recommended site-specific detailed CSWMSP should include a justification and statement that site dewatering is not relevant to the Project.</p>	Not triggered
B17f	information on:			
B17f(i)	any impacts of the development on surface and groundwater hydrology and quality	<ul style="list-style-type: none"> <li>CSWMSP (Northrop, March 2020)</li> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p><b>The CSWMSP provided does not include details of any impacts of the development on surface and groundwater hydrology and quality.</b></p> <p>It is noted that in the email attachment provided to Council included the following response to this condition: "<i>As noted in item E, dewatering is not anticipated. Additionally, it is expected that no water which could infiltrate into the ground will be stored onsite and therefore construction works are not expected to have an impact on surface and groundwater hydrology and quality beyond what has been approved as part of the development application."</i></p> <p><b>Recommendation:</b> The recommended site-specific detailed CSWMSP should include details on any impacts (or lack thereof) of the development on surface and groundwater hydrology and quality.</p>	<b>Non-compliant</b>

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B17f(ii)	any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000.	<ul style="list-style-type: none"> <li>CSWMSP (Northrop, March 2020)</li> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p><b>The CSWMSP provided does not include details of any water licensing requirements.</b></p> <p>It is noted that in the email attachment provided to Council included the following response to this condition: “<i>We understand this is not required.</i>”.</p> <p><b>Recommendation:</b> The recommended site-specific detailed CSWMSP should address any water licensing requirements, including if these are not required for the Project.</p>	<b>Non-compliant</b>
B17g	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.	<ul style="list-style-type: none"> <li>CSWMSP (Northrop, March 2020)</li> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondance emails from Council</li> </ul>	<p><b>The CSWMSP provided does not describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events.</b></p> <p>It is noted that in the email attachment provided to Council included the following response to this condition: “<i>1 and 5 year ARI events contained within Road. The site has currently been filled to a level of 2.35m AHD which is above the 1 in 100 year flood level of 2.28m AHD as noted in Council’s flood certificate, FI2018/00030.</i>”.</p> <p><b>Recommendation:</b> The recommended site-specific detailed CSWMSP should include a description of the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.</p>	<b>Non-compliant</b>
B18	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:			
B18a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> </ul>	The FERSP has been prepared by R. Jeans (Bachelor of Engineering, Environmental	Compliant

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			(Honours)) and reviewed by L. Gitzel (Master of Professional Engineering, Environmental Engineering) of Northrop.	
B18b	address the provisions of the Floodplain Risk Management Guidelines (EESG);	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Section 1 of the FERSP includes that the report has been prepared to address the provisions of the Floodplain Risk Management Guidelines (EESG).	Compliant
B18c	include details of:			
B18c(i)	the flood emergency responses for the construction phase of the development;	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Section 5 details the construction phase emergency response protocols.	Compliant
B18c(ii)	predicted flood levels;	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Section 3.2 of the FERSP discusses predicted flood levels and velocities.	Compliant
B18c(iii)	flood warning time and flood notification;	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Section 4.1 of the FERSP includes flood warning times for the site. Response times in the order of 3 hours from start of rainfall to peak flood level are expected in these events. Section 4.2 discusses flood notifications and evacuation warnings.	Compliant
B18c(iv)	assembly points and evacuation routes;	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Assembly points and evacuation routes are discussed in Section 7 of the FERSP and shown on figure 7.	Compliant
B18c(v)	evacuation and refuge protocols; and	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Evacuation and refuge protocols are included in Section 7.2 of the FERSP.	Compliant
B18c(vi)	awareness training for employees and contractors.	<ul style="list-style-type: none"> <li>• FERSP (Northrop, June 2020)</li> </ul>	Flood Response Awareness Training is described in Section 10 of the FERSP. This includes induction training, nomination of flood wardens, education of flood risks and behaviour and preparation of a maintenance of a Floodsafe Emergency Kit.	Compliant
	<b>Site preparation and land contamination works</b>			
B19	Site preparation and remediation works relevant to the Stage 1A lot shall be carried out in accordance with the separate development consent (reference DA2018/0093) approved by Council on 1 July 2019. The site preparation and remediation	<ul style="list-style-type: none"> <li>• Site Audit Report University of Newcastle, Honeysuckle City</li> </ul>	A site audit was undertaken to assess the suitability of the site for redevelopment in accordance with DA2018/0093. The Auditor concluded that the <i>"the site is suitable for</i>	Compliant

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	works shall be completed prior to the commencement of the development.	Campus Development Lot 1 (Ramboll, June 2020)	<i>the purposes of 'commercial/industrial' land use".</i>	
B20	Prior to the commencement of construction, the Applicant must prepare an unexpected finds contamination procedure to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	An Unexpected Finds protocol is included in Section 4.13.7 of the CEMP. A Contaminated Land Management Plan and Unexpected Finds Protocol has been prepared by Coffey Services Australia Pty Ltd. A description of this is provided in Section 4.13.7 of the CEMP, including a procedural flow chart specifically for unexpected finds relating to asbestos.	Compliant
<b>Construction Parking</b>				
B21	Prior to the commencement of construction, the Applicant must submit to the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	<ul style="list-style-type: none"> <li>HCCD1A Prelim Site Layout dated 23/03/20 (HY)</li> <li>Crown Certificate 1 issued by Blackett Maguire and Goldsmith on 5/06/20</li> <li>Site visit observation</li> </ul>	The HCCD1A Prelim Site Layout dated 23/03/20 confirms that off-street parking and loading bays are available for the Project. The construction parking plan was provided to the certifier as evident in the document list of Crown Certificate 1. A designated on site car parking area was observed during the site visit and provided with adequate car parking area (many car parking spaces were available in this area at the time of the audit).	Compliant
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B22	Prior to the commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure	<ul style="list-style-type: none"> <li>Letter to Blackett Maguire and Goldsmith from AECOM dated 24/06/20 subject: <i>Subject Premises: University of Newcastle</i></li> </ul>	AECOM prepared a letter for the Certifier to confirm that: <i>"the mechanical services for the above project are designed in accordance with normal engineering practices and meet the requirements of the Building Code of Australia and relevant Australian Standards".</i>	Compliant

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	the development will not exceed the recommended operational noise levels identified in the report.	<i>Honeysuckle City Campus Development Stage 1A Address: Corner of Honeysuckle Driver and Wright Lane Newcastle, NSW</i>		
	<b>Mechanical Ventilation</b>			
B23	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	<ul style="list-style-type: none"> <li>Letter to Blackett Maguire and Goldsmith from AECOM dated 24/06/20 subject: <i>Subject Premises: University of Newcastle Honeysuckle City Campus Development Stage 1A Address: Corner of Honeysuckle Driver and Wright Lane Newcastle, NSW</i></li> </ul>	The letter prepared by AECOM confirms that: <i>"The mechanical services design for project complies with the requirements in the project Fire Engineering Report. (Reference: 60579316-FRFE-0001_C.pdf)"</i> in accordance with this condition.	Compliant
	<b>Wind</b>			
B24	Prior to the commencement of external landscape works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the Pedestrian Wind Environment Statement HCCD Stage 1A, University of Newcastle WE613-02F02(REV1)- WS Report prepared by Windtech and dated 27 February 2020.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 23/06/20</li> </ul>	External landscape works have not commenced in the audit period. <b>Observation:</b> This is noted as a requirement on the Crown Certificate 2 Checklist (not yet completed).	Not triggered
	<b>Reflectivity</b>			

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B25	Prior to the commencement of external walls and cladding, the Applicant shall submit evidence to the Certifier demonstrating that the materials used on the façades of the building do not exceed a maximum normal specular reflectivity of 20% so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	This requirement is not relevant to the audit period.	Not triggered
<b>Crime Prevention Through Environmental Design (CPTED)</b>				
B26	Prior to the commencement of above ground works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report Crime Prevention Through Environmental Design Assessment prepared by Ethos Urban and dated 9 May 2019.	<ul style="list-style-type: none"> <li>Crime Prevention Through Environmental Design Statement (EJE Architecture, June 2020)</li> </ul>	A Crime Prevention Through Environmental Design (CPTED) Statement was prepared by Anthony Furniss of EJE Architecture dated 26 June 2020. This statement verifies that the Architectural Documentation reflects the conditions of SSD Condition B26, and subsequently reflects the CPTED management and mitigation measures included within the CPTED Assessment prepared by Ethos Urban and dated 9 May 2019.	Compliant
<b>Compliance Reporting</b>				
B27	Prior to the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> <li>Compliance Monitoring and Reporting Program (APP, June 2020)</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 23/06/20</li> <li>the Department Planning Portal: <a href="https://www.planninportal.nsw.gov.au/major-">https://www.planninportal.nsw.gov.au/major-</a></li> </ul>	A Compliance Monitoring and Reporting Program has been prepared by APP dated June 2020. The Compliance Monitoring and Reporting Program is available on the Department's Major Projects Planning Portal website. The Crown Certificate 2 checklist notes that the Compliance Monitoring and Reporting Program was provided on 2 June 2020.	Compliant

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		<a href="#">projects/project/10196</a>		
B28	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> <li>Honeysuckle City Campus Development – Stage 1A Pre-construction Compliance Report (APP, June 2020)</li> </ul>	A Pre-construction Compliance Report was undertaken by APP dated June 2020. Section 1 of the notes that the report has been prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Auditor considers that the content of the Pre-construction Compliance Report is consistent with the Compliance Reporting Post Approval Requirements (Department 2018). <b>Note:</b> The Compliance Reporting Post Approval Requirements (Department 2018) has been superseded by the The Compliance Reporting PAR (Department 2020).	Compliant
B29	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing when this has been done.	<ul style="list-style-type: none"> <li>Honeysuckle City Campus Development – Stage 1A Pre-construction Compliance Report (APP, June 2020)</li> <li>the Department Planning Portal: <a href="https://www.planninportal.nsw.gov.au/major-projects/project/10196">https://www.planninportal.nsw.gov.au/major-projects/project/10196</a></li> </ul>	The Pre-construction Compliance Report was completed on 17 June 2020 and is therefore required to be on the applicant's website by 16 August 2020. The Pre-construction Compliance Report is available on the Department's Major Projects Planning Portal website.	Not triggered
B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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		The Project is still in the construction phase and the Auditor understands no requests have been made in this regard.	Not triggered

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	satisfaction than an operational compliance report has demonstrated operational compliance.			
	<b>Stormwater</b>			
B31	All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 -Stormwater of the Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of Australian Standard AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Aurecon (Drg. No. 504356-001-DRG-CV-003 Rev 5 dated 3 October 2019).	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Site HSE Inspection Checklist dated 6/07/20</li> <li>• Site visit observations</li> </ul>	<p>Stormwater is managed in accordance with the CEMP and CSWMSP. Examples of mitigation strategies included in Section 4.10 of the CEMP:</p> <ul style="list-style-type: none"> <li>• An emergency spill kit shall be kept at the construction compound</li> <li>• "Clean" stormwater shall be diverted around the site where possible</li> <li>• All existing stormwater pits and drains subject to HY construction works will be silt protected with geo-fabric and/or granular socks. Drains will be monitored and maintained by HY</li> <li>• Stormwater shall be diverted to retention basins.</li> </ul> <p>Evidence of compliance with the above mitigation measures was observed during the site visit and was evident in the Site HSE Inspection Checklist dated 6 July 2020. This included the following:</p> <ul style="list-style-type: none"> <li>• Spill kit (observed during site visit and photo in the Site HSE Inspection Checklist)</li> <li>• Sediment fencing along the site perimeter (observed during site visit and photo in the Site HSE Inspection Checklist)</li> <li>• Diversion drains (observed during site visit and photo in the Site HSE Inspection Checklist).</li> </ul>	Compliant

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	<b>Awning</b>			
B32	The proposed awning is to be designed in a manner that is consistent with Section 7.10- -Street Awnings and Balconies of the Newcastle Development Control Plan 2012.		Construction of the awning has not been triggered in the audit period.	Not triggered
	<b>Flooding</b>			
B33	Prior to commencement of construction the following details are to be provided to the Certifying Authority			
B33a	The whole of the proposed building/structure below the flood planning level (FPL) of 2.80 metres Australian Height Datum (AHD) is to be constructed of water-resistant materials and finishes that are resistant to damage from floodwaters.	<ul style="list-style-type: none"> <li>Flooding Statement (EJE Architecture, May 2020)</li> </ul>	A flooding statement was prepared for the Project by EJE Architecture. The statement says: <i>"The ground floor of the building is located at 2.80 metres Australian Height Datum (AHD). Areas below this level are constructed of concrete"</i> .	Compliant
B33b	Electrical fixtures such as power points, light fittings and switches must be sited above the FPL (2.80 m AHD) unless they are on a separate circuit (with earth leakage protection) to the rest of the building. Any new machinery or equipment, storage items or similar likely to be damaged by a flood reaching a peak flood level at or below the FPL, are to be installed above the FPL (2.80 m AHD) unless they are of materials and have the functional capacity resistant to the effects of floodwaters	<ul style="list-style-type: none"> <li>UON HCCD Stage 1A Project – New 4 Storey Teaching and Office Building Flooding Statement - Electrical Services (AECOM, May 2020)</li> </ul>	<p>A flooding statement was prepared for the Project by AECOM. The statement says: <i>"The ground floor of the HCCD Stage 1A building is located at 2.80 metres Australian Height Datum (AHD). The electrical equipment proposed to be installed below this level is as follows:</i></p> <ul style="list-style-type: none"> <li><i>Southern precinct IP55 rated equipment, cabinet housing socket outlets &amp; data points for connection when hosting events.</i></li> <li><i>External recessed perimeter stair brick lights.</i></li> <li><i>External Post top light fitting connection points.</i></li> <li><i>Coffee cart connection points.</i></li> <li><i>Internal ground floor recessed floor boxes.</i></li> </ul> <p><i>The equipment nominated above will be provided with earth leakage circuit breaker protection in compliance with AS/NZS 3000.</i></p>	Compliant

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			<i>Separate lighting and power grouped circuits is proposed to comply with AS/NZS 3000".</i>	
B33c	An on-site refuge is to be provided for the proposed development. The minimum refuge level is to be the level of the Probable Maximum Flood (Local Catchment Flood Level RL3.29m Australian Height Datum). The on-site refuge is to be designed to cater for the number of people reasonably expected to be on the development site.	<ul style="list-style-type: none"> <li>Flooding Statement (EJE Architecture, May 2020)</li> </ul>	The flooding statement prepared by EJE Architecture states: "An on-site refuge will be provided for the proposed development. The minimum refuge level is to be the level of the Probable Maximum Flood (Local Catchment Flood Level RL3.29m Australian Height Datum) and a proposed onsite refuge is located at RL8.00m Australian Height Datum, another at RL13.10m Australian Height Datum and RL18.20m Australian Height Datum".	Compliant
<b>Road reserve</b>				
B34	A separate application must be lodged and consent obtained from City of Newcastle for all works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle, before the commencement of construction works within the road reserve.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
<b>Honeysuckle Drive / Worth Place Frontages</b>				
B35	Prior to the commencement of construction works within the road reserve, the Developer is to design and construct the following works within the Honeysuckle Drive and Worth Place frontages of the Stage 1A site generally in accordance with the City Centre Public Domain Technical Manual design, at no cost to City of Newcastle and in accordance City of Newcastle's guidelines and design specifications and relevant Australian Standards:	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35a	New footpath and streetscape work extending 2-5m either side of the property.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35b	New street trees and any grass verge areas.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered

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B35c	New kerb and gutter, removal of redundant driveways, and repair any road works.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35d	Required parking signs, line markings, mandatory signage (Note: Any changes to the existing on-street parking signs will need to be approved by Newcastle City Traffic Committee).	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35e	Repair of any damages caused during construction.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35f	New street furniture including bicycle racks or rings and new seats and bins.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35g	Street lighting including new Smart City poles and infrastructure (including to connect to existing Smart City infrastructure).	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35h	New drainage and development drainage connections.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B35i	Any artwork and interpretation for heritage related elements within the road reserve (if required).	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered
B36	Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to City of Newcastle for approval pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle before the commencement of construction works within the road reserve.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No works were undertaken in the road reserve during the audit period.	Not triggered

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	<b>PART C: DURING CONSTRUCTION</b>			
	<b>Approved Plans to be On-site</b>			
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The Auditor observed a sign inside the site entrance noting these were available (refer to photo in Appendix 4).	Compliant
	<b>Site Notice</b>			
C2	A site notice(s):			
C2a	must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	A site notice was posted at the site entrance and observed during the site visit (refer to photo in Appendix 4). <b>The site notice did not include details of the Certifier and Structural Engineer.</b> <b>Note:</b> A photo of the updated site notice was provided to the Auditors following submission of the draft IEA Report. Details of the certifier and structural engineer had been added. <b>Recommendation:</b> No recommendations are required as the non-compliance has been addressed.	<b>Non-compliant</b>
C2b	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice was compliant with these dimensions.	Compliant
C2c	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice appeared to be made from durable, weatherproof material.	Compliant
C2d	the approved hours of work, the name of the 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; and	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice included the name of the site manager and contact number. <b>The site notice did not include the approved hours of work.</b> <b>Note:</b> A photo of the updated site notice was provided to the Auditors following submission of the draft IEA Report. Details of approved hours of work had been added.	<b>Non-compliant</b>

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			<b>Recommendation:</b> No recommendations are required as the non-compliance has been addressed.	
C2e	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice was mounted at eye level on the perimeter. A separate sign was next to the site notice stating that unauthorised entry to the site is not permitted.	Compliant
<b>Operation of Plant and Equipment</b>				
C3	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>Equipment maintenance database (in BIM360 Field)</li> <li>AS 3760:2003 Appliance Test Register dated 4/06/20</li> </ul>	The equipment maintenance register (included in BIM360 Field) was observed during the site visit. The register included details of all plant and equipment on site, any maintenance that had been undertaken and when the next maintenance is due. The Auditor viewed a completed AS 3760:2003 Appliance Test Register dated 4 June 2020 prepared by Carter & Osborne Electrical. All equipment tested was confirmed to be in compliance with AS 3760:2003.	Compliant
<b>Construction Hours</b>				
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. (c) No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> <li>CNVMS (AECOM, April 2020)</li> </ul>	The Auditor understands that all activities have been undertaken during standard construction hours as confirmed in the site interview. The Auditor viewed the site personnel sign-on register in BIM360 Field during the site visit to demonstrate compliance with this. This is consistent with Section 1.5 of the CNVMSP.	Compliant
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no activities have been undertaken outside the standard construction hours specified in condition C4.	Not triggered

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C6	Construction activities may be undertaken outside of the hours in condition C4 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.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no activities have been undertaken outside the standard construction hours specified in condition C4.	Not triggered
C7	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		This requirement has not been triggered.	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.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no rock breaking, rock hammering, sheet piling, pile driving and similar activities activities have been undertaken.	Not triggered
<b>Implementation of Management Plans</b>				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site HSE Inspection Checklist dated 6/07/20</li> </ul>	The Auditor undertook an assessment of compliance with the CEMP by reviewing the mitigation strategies described in Section 4.6 to 4.14. Examples of compliance with the CEMP are described in the response to conditions B12 to B18. The Site HSE Inspection Checklist serves as a process to undertake regular inspections of the construction of the development in accordance with the CEMP and sub-plans. An example of a completed checklist was viewed by the Auditors.	Compliant
C10	If directed by TfNSW, the Applicant must make changes to the Construction Traffic and Pedestrian Management sub-plan as accordance with TfNSW directions in order to maintain road safety and network efficiency.	<ul style="list-style-type: none"> <li>Email correspondence with TfNSW between 10/06/20 and 16/06/20 subject:</li> </ul>	TfNSW was provided a copy of the CTPMSP on 10 June 2020 and provided comments on 10 June 2020. No comments were provided on the contents of the CTPMSP triggering this condition.	Not triggered

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		<i>RE: University of Newcastle Honeysuckle Stage 1A [APPC.VOLLw]</i>		
	<b>Construction Traffic</b>			
C11	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Site observations</li> </ul>	<p>The Auditor observed the following whilst on site:</p> <ul style="list-style-type: none"> <li>A designated on site car parking area was provided with adequate car parking spaces (many parking spaces were free at the time of the audit)</li> <li>Works were contained within the site boundary with no obstructions of public footpaths or roads</li> <li>A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads. Site personnel confirmed during the site interview that trucks use the loading bay and are contained within the site.</li> </ul>	Compliant
	<b>Road Occupancy Licence</b>			
C12	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	A road occupancy licence has not been required for the Project.	Not triggered
	<b>SafeWork Requirements</b>			
C13	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site HSE Inspection Checklist dated 6/07/20</li> </ul>	<p>The Auditor confirmed that the site was appropriately secured during the site visit (fenced around the perimeter with lock on front entrance).</p> <p>Photos in the HSE Inspection Checklist dated 6 July 2020 confirmed that the site was adequately fenced and secured.</p>	Compliant
	<b>Hoarding Requirements</b>			
C14	The following hoarding requirements must be complied with:			

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C14a	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	No third party advertising was observed during the site visit.	Compliant
C14b	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; and	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	No graffiti was observed during the site visit.	Compliant
C14c	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	No hoardings were over Council footways or road reserved during the site visit.	Not triggered
<b>No Obstruction of Public Way</b>				
C15	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	The works were observed to be contained wholly within the site boundary during the site visit. No items were observed to be obstructing the public way.	Compliant
<b>Construction Noise Limits</b>				
C16	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> <li>CNVMS (AECOM, April 2020)</li> <li>University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment (AECOM, February 2020)</li> <li>Site visit observations</li> <li>Site interview with HY and APP representative</li> <li>Complaints register dated 9/07/20</li> </ul>	A construction noise and vibration assessment was undertaken for the Project by AECOM, University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment (February 2020) (NVIA). Noise and vibration criteria were established for the Project. Noise and vibration generating activities associated with the construction works were predominately from heavy vehicles entering or exiting the site and machinery operation (large excavators, backhoe, grader, water cart, dump truck). The equipment and machinery inventory included in the NVIA also included a vibratory roller however this was not used during the audit period. For this reason, it is considered that the noise and vibration impacts from the Project are likely less than those predicted in the NVIA.	Compliant

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			It is noted that one complaint was received on 2 July 2020 in relation to vibration (refer to discussion in Section 4.4 of the Audit Report).	
C17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Subject site or surrounding residential precincts outside of the construction hours of work outlined under Conditions C4 to C8.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> <li>CNVMS (AECOM, April 2020)</li> </ul>	The Auditor understands that all construction vehicles arrived at the site during standard construction hours as confirmed in the site interview. The Auditor viewed the site sign on register in BIM360 Field during the site visit to demonstrate compliance with this. This is consistent with Section 1.5 of the CNVMS.	Compliant
C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site interview with HY and APP representative</li> </ul>	A reversing truck was observed during the site visit. The alarm was considered by the Auditor to be within acceptable noise levels. Vibratory rollers are not being used for the construction to minimise noise impacts to nearby receivers.	Compliant
C19	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that high noise generating works were not undertaken during the audit period.	Not triggered
C20	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.		Refer to response to condition C16.	Compliant
	<b>Vibration Criteria</b>			
C21	Vibration caused by construction at any residence or structure outside the site must be limited to:			

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C21a	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	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<p>Construction vibration criteria are outlined in Section 2.4.1 of the CNVMSP and includes consideration of:</p> <ul style="list-style-type: none"> <li>• British Standard BS 7385:1993 <i>Evaluation and Measurement for Vibration in Buildings – Part 2: Guide to Damage Levels from Ground Borne Vibration</i> for guidance on cosmetic damage to residential/commercial buildings</li> <li>• German Standard DIN 4150-3:1999-02 <i>Structural Vibration – Part 3: Effects of vibration on structures</i> for guidance on cosmetic damage to heritage buildings.</li> </ul> <p>Site personnel confirmed during the site interview that vibration monitoring had not been undertaken given the low potential for impact from the works (no vibratory roller in use).</p>	Compliant
C21b	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).	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<p>Vibration criteria have been developed in accordance with the NSW EPA guideline <i>Assessing Vibration: A Technical Guideline</i> (AVTG) as stated in Section 2.4.2 of the CNVMSP.</p> <p>Site personnel confirmed during the site interview that vibration monitoring had not been undertaken given the low potential for impact from the works (no vibratory roller in use).</p>	Compliant
C22	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C21.	<ul style="list-style-type: none"> <li>• Site HSE Inspection Checklist dated 6/07/20</li> </ul>	<p>Site personnel confirmed during the site interview no vibratory rollers had been used. The Site HSE Inspection Checklist dated 6 July 2020 confirmed that vibratory compactors were not used.</p>	Compliant

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C23	The limits in Conditions C21 and C22 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition B13 of this consent.	<ul style="list-style-type: none"> <li>CNVMS (AECOM, April 2020)</li> </ul>	The vibration limits specified in the CNVMS are in accordance with the relevant limits as described in condition C21 and C22.	Compliant
	<b>Air Quality</b>			
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 6/07/20</li> <li>Site visit observations</li> </ul>	<p>The Site HSE Inspection Checklist dated 6 July 2020 includes a check of dust controls. The comments on the completed checklist note: <i>"Dust nuisance to neighbours is minimized; Water carts are adequately used; Sprinkler/spray system has been established and is in use; Suitable respiratory protection is being worn by relevant workers."</i></p> <p>No excessive dust was observed during the site inspection. The site representative confirmed during the site interview that a water cart is available to the project as needed but given the nature of the soil and recent rain it has rarely been required.</p>	Compliant
C25	During construction, the Applicant must ensure that:			
C25a	exposed surfaces and stockpiles are suppressed by regular watering;	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 6/07/20</li> <li>Site visit observations</li> </ul>	The Site HSE Inspection Checklist dated 6 July 2020 confirmed that <i>"Water points established around site perimeter ready for use with dust suppression."</i> These were observed during the site visit. The site representative confirmed during the site interview that a water cart is available to the project as needed but given the nature of the soil and recent rain it has rarely been required.	Compliant
C25b	all trucks entering or leaving the site with loads have their loads covered;	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	The Auditor observed this during the site visit.	Compliant
C25c	trucks associated with the development do not track dirt onto the public road network;	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	A cattle grid was observed at the site entrance during the site visit and appeared	Compliant

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			to be effective at mitigating dirt tracking from vehicles on the road as evident by the clean pavement.	
C25d	public roads used by these trucks are kept clean; and	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	The road appeared to be clean during the site visit.	Compliant
C25e	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	It was evident from the site visit that land stabilisation works had been undertaken including seeding and hydro mulching of areas around the site.	Compliant
<b>Erosion and Sediment Control</b>				
C26	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 6/07/20</li> <li>Site visit observations</li> </ul>	Evidence of erosion and sediment controls were observed during the site visit and was evident in the Site HSE Inspection Checklist dated 6 July 2020. This included the following: <ul style="list-style-type: none"> <li>Spill kit (observed during site visit and photo in the Site HSE Inspection Checklist)</li> <li>Sediment fencing along the site perimeter (observed during site visit and photo in the Site HSE Inspection Checklist)</li> <li>Diversion drains (observed during site visit and photo in the Site HSE Inspection Checklist).</li> </ul>	Compliant
<b>Excavated and Imported Soil</b>				
C27	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no soil has been imported or exported. All excavated soil is contained within a stockpile area on site for future levelling works.	Not triggered
C28	Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no soil has been imported or exported. All excavated soil is contained	Not triggered

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	Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.		within a stockpile area on site for future levelling works.	
C29	Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to City of Newcastle officers or the Principal Certifying Authority on request.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no soil has been imported or exported. All excavated soil is contained within a stockpile area on site for future levelling works.	Not triggered
	<b>Disposal of Seepage and Stormwater</b>			
C30	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that disposal of seepage or stormwater has not been required.	Not triggered
	<b>Unexpected Finds Protocol – Aboriginal Heritage</b>			
C31	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/Sites. Works shall only recommence with the written approval of OEH.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that there have been no unexpected finds to date.	Not triggered
C32	Construction works shall be carried out in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects and dated February 2019.	<ul style="list-style-type: none"> <li>Aboriginal Cultural Heritage Assessment Report (Curio Projects, February 2019)</li> </ul>	The recommendations included in the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects include (paraphrasing used):	Compliant

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		<ul style="list-style-type: none"> <li>HCCDC Aboriginal Heritage Induction Document</li> </ul>	<ul style="list-style-type: none"> <li>An Aboriginal Cultural Heritage Management Plan (ACHMP), should be prepared for the wider HCCD project, in order to provide a working framework and strategic advice for the appropriate and sensitive management of Aboriginal cultural heritage and archaeology going forward for the life of the project. Project RAPs, particularly identified cultural knowledge holders, should be involved in all stages of development of this ACHMP, ideally to be facilitated within a workshop environment. This is not relevant to the audit period.</li> <li>An Aboriginal cultural induction should be developed to provide to all future employees and construction workers on the site, prior to the commencement of Stage 1A construction works. The induction was viewed by the Auditors.</li> <li>Opportunities to interpret Aboriginal cultural heritage values should be identified for implementation within Building 1A, to be integrated into an overall holistic approach to interpreting the University of Newcastle Honeysuckle City Campus site.</li> </ul>	
<b>Unexpected Finds Protocol – Historic Heritage</b>				

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C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. 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. Works may only recommence with the written approval of Heritage Division of the Office of Environment and Heritage.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that there have been no unexpected finds to date.	Not triggered
<b>Waste Storage and Processing</b>				
C34	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 6/07/20</li> <li>Site visit observations</li> </ul>	Skip bins were observed on site as available to site personnel. They were also checked during the Site HSE Inspection undertaken on 6 July 2020.	Compliant
C35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Waste classification report by Engage Environmental Services dated 24/06/2020</li> </ul>	The Auditor viewed a waste classification report by Engage Environmental Services dated 24 June 2020 during the site visit. The material was classified as general solid waste.	Compliant
C36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditors did not identify any evidence of concrete wash residue within the site.	Compliant
C37	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<ul style="list-style-type: none"> <li>DUMPIT docket dated 23/06/20</li> <li>SCE Recycling Despatch Docket dated 2 June 2020</li> <li>Summerhill waste delivery docket dated 1 July 2020</li> </ul>	Some waste is collected and disposed of by DUMPIT. A waste docket dated 23 June 2020 was viewed during the site visit. The reports from DUMPIT include waste quantities, type and disposal locations. A recycling docket (transaction number M112161) dated 2 June 2020 was also viewed during the site visit.	Compliant

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			A delivery docket from Summerhill Waste Management Centre dated 1 July 2020 was also viewed during the site visit.	
C38	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that removal of hazardous materials has not been required.	Not triggered
<b>Handling of Asbestos</b>				
C39	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no asbestos has been encountered.	Not triggered
<b>Incident Notification, Reporting and Response</b>				
C40	The Department must be notified in writing to compliance@planning.nsw.gov.au 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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No incidents occurred during the audit period.	Not triggered
<b>Non-Compliance Notification</b>				
C41	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No non-compliances were identified by the applicant or the Certifying Authority during the audit period requiring notification.	Not triggered

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance			
	<b>Revision of Strategies, Plans and Programs</b>			
C42	Within three months of:			
C42a	the submission of a compliance report under condition B30;		The Project is still in the construction phase and the Auditor understands no requests have been made in this regard.	Not triggered
C42b	the submission of an incident report under condition C39;	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	No incidents occurred during the audit period.	Not triggered
C42c	the submission of an Independent Audit under condition C44;		This is the first Independent Audit.	Not triggered
C42d	the approval of any modification of the conditions of this consent; or	<ul style="list-style-type: none"> <li>the Department Major Projects website</li> </ul>	No modifications have been sought to the development consent.	Not triggered
C42e	the issue of a direction of the Planning Secretary under condition A3 which requires a review,	<ul style="list-style-type: none"> <li>Project team response on RFI dated 6/07/20</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary in this regard.	Not triggered
C42	the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.			
C43	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary for information within six weeks of the review.		No revisions have been required during the audit period requiring submission to the Planning Secretary.	Not triggered
C43 Note	Note 1: 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		N/A	Noted
	<b>Independent Environmental Audit</b>			

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior commencement of an initial construction Independent Audit (Condition C46(a)).	<ul style="list-style-type: none"> <li>Letter from the Department subject: <i>University of Newcastle (UoN) Honeysuckle Campus Stage 1A (SSD-9510) Auditor Endorsement Request</i> dated 5/06/2020</li> </ul>	The Auditors were approved by the Planning Secretary on 5 June 2020. A copy of the approval letter is included in Appendix 3 to the Audit Report.	Compliant
C45	Prior to commencement of an initial construction Independent Audit (Condition C46(a)) an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> <li>Independent Audit Program (Ramboll, 2020)</li> </ul>	The Audit Program was submitted by APP on 6 July 2020.	Compliant
C46	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is:			
C46a	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	<ul style="list-style-type: none"> <li>This audit</li> </ul>	Construction commenced on 10 June 2020 therefore submission of this audit is required by 5 August 2020. The final report was provided by the Auditors to APP on 4 August 2020.	
C46b	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.		The requirement for a subsequent Independent Audit of construction has not been triggered. <b>Note:</b> The subsequent Independent Audit is required to be submitted by 5 February 2021.	Not triggered
C47	Independent Audits of the development must be carried out in accordance with:			

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C47a	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and	<ul style="list-style-type: none"> <li>This audit</li> </ul>	This audit has been undertaken in accordance with the Audit Program submitted by APP on 6 July 2020.	Compliant
C47b	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> <li>This audit</li> </ul>	The audit has been undertaken consistent with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and the revised guidance <i>Independent Audit: Post Approval Requirements</i> (Department of Planning and Environment 2020)	
C48	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:			
C48a	review and respond to each Independent Audit Report prepared under condition C44 of this consent;		As this is the first audit, this requirement has not been triggered previously, but will be required following completion of this audit.	Not triggered
C48b	submit the response to the Department and the Certifying Authority; and		As this is the first audit, this requirement has not been triggered previously, but will be required following completion of this audit.	Not triggered
C48c	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done		As this is the first audit, this requirement has not been triggered previously, but will be required following completion of this audit.	Not triggered
C49	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary, may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Operations have not commenced and the Auditor understands that no requests have been made in this regard.	Not triggered

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>APPENDIX 1 ADVISORY NOTES</b>				
<b>General</b>				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		Refer to response to condition C1.	Compliant
<b>Long Service Levy</b>				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	<ul style="list-style-type: none"> <li>Long Service Levy receipt dated 18/02/20</li> </ul>	The Auditor viewed a receipt for the Long Service Levy for the amount of \$67,293 dated 18 February 2020.	Compliant
<b>Legal Notices</b>				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.		The Auditor understands this had not occurred.	Not triggered
<b>EPA</b>				
AN4	The EPA recommends the use of 'certified consultants'. Please note that the EPA's Contaminated Land Consultant Certification Policy, Ver 2, (dated November 2017) ( <a href="https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&amp;hash=D56233C4833022719BCE0F40F870C19D C273A1F7">https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&amp;hash=D56233C4833022719BCE0F40F870C19D C273A1F7</a> ) supports the development and implementation of nationally consistent certification schemes in Australia, and encourages the use of certified consultants by the community and industry. Note that the EPA requires all reports submitted to the EPA to comply with the requirements of the Contaminated Land Management Act 1997 to be prepared, or reviewed and approved, by a certified consultant.	<ul style="list-style-type: none"> <li>Detailed site investigation (Coffey, April 2019)</li> <li>Site Audit Report University of Newcastle, Honeysuckle City Campus Development Lot 1 (Ramboll, June 2020)</li> </ul>	A detailed site investigation was undertaken by Paul Wright of Coffey Services Australia Pty Ltd and submitted as part of the EIS (Appendix U). The report does not include certification of the author. A site audit was undertaken to assess the suitability of the site for redevelopment in accordance with DA2018/0093 by Ramboll Australia Pty Ltd (Ramboll). The Auditor, Fiona Robinson, is accredited under the Contaminated Land Management Act 1997 as evident by the Site Audit Statement attached to the report (site audit statement no. FR 045-001).	Compliant
<b>Access for People with Disabilities</b>				
AN5	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure		Refer to response to condition B11.	Not triggered

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			
AN6	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	<ul style="list-style-type: none"> <li>Letter to Blackett Maguire and Goldsmith from AECOM dated 24/06/20 subject: <i>Subject Premises: University of Newcastle Honeysuckle City Campus Development Stage 1A Address: Corner of Honeysuckle Driver and Wright Lane Newcastle, NSW</i></li> </ul>	The letter prepared by AECOM confirms that: <i>"The mechanical services design for project complies with the requirements in the project Fire Engineering Report. (Reference: 60579316-FRFE-0001_C.pdf)"</i> in accordance with this condition.	Compliant
<b>Utilities and Services</b>				
AN7	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		Refer to response to condition B7.	Not triggered
AN8	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		Refer to response to condition B8.	Not triggered
<b>Road Design and Traffic Facilities</b>				
AN9	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.		Refer to response to condition B14b.	Not triggered

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Road Occupancy Licence</b>			
AN10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.		Refer to response to condition C12.	Not triggered
	<b>SafeWork Requirements</b>			
AN11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		Refer to response to condition C13.	Compliant
	<b>Hoarding Requirements</b>			
AN12	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Refer to response to condition C14.	Not triggered
	<b>Handling of Asbestos</b>			
AN13	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.		Refer to response to condition C39.	
	<b>Fire Safety Certificate</b>			
AN14	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		A fire safety certificate is not required until occupation of the building.	Not triggered
	<b>APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>			
	<b>WRITTEN INCIDENT NOTIFICATION REQUIREMENTS</b>			
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition		The Auditor understand that no incidents occurred during the audit period. Refer to response to condition C40.	Not triggered

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	C41 or, having given such notification, subsequently forms the view that an incident has not occurred.			
2	Written notification of an incident must:			
2a	identify the development and application number;		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2b	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2c	identify how the incident was detected;		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2d	identify when the applicant became aware of the incident;		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2e	identify any actual or potential non-compliance with conditions of consent;		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2f	describe what immediate steps were taken in relation to the incident;		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2g	identify further action(s) that will be taken in relation to the incident; and		The Auditor understand that no incidents occurred during the audit period.	Not triggered
2h	identify a project contact for further communication regarding the incident.		The Auditor understand that no incidents occurred during the audit period.	Not triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.		The Auditor understand that no incidents occurred during the audit period.	Not triggered
4	The Incident Report must include:			
4a	a summary of the incident;		The Auditor understand that no incidents occurred during the audit period.	Not triggered
4b	outcomes of an incident investigation, including identification of the cause of the incident;		The Auditor understand that no incidents occurred during the audit period.	Not triggered

4 August 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>				
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
4c	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and		The Auditor understand that no incidents occurred during the audit period.	Not triggered
4d	details of any communication with other stakeholders regarding the incident.		The Auditor understand that no incidents occurred during the audit period.	Not triggered

## **APPENDIX 2 INDEPENDENT AUDIT DECLARATION FORM**

## INDEPENDENT AUDIT DECLARATION FORM

---

Project Name:	University of Newcastle Campus Honeysuckle Stage 1A Building
Consent Number:	SSD 9510
Description of Project:	The construction of a four storey building (known as Building 1A), to be used for academic and ancillary uses.
Project Address:	16 Honeysuckle Drive, Newcastle, New South Wales
Proponent:	APP Corporation Pty Limited
Title of Audit:	Independent Environmental Audit of University of Newcastle Campus Honeysuckle Stage 1A Building
Date:	4 August 2020

---

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 condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual 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 project 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 payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Lead Auditor: Victoria Sedwick

Signature:



Qualification: Exemplar Global Lead Auditor Accreditation No.13180

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060

## INDEPENDENT AUDIT DECLARATION FORM

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Project Name:	University of Newcastle Campus Honeysuckle Stage 1A Building
Consent Number:	SSD 9510
Description of Project:	The construction of a four storey building (known as Building 1A), to be used for academic and ancillary uses.
Project Address:	16 Honeysuckle Drive, Newcastle, New South Wales
Proponent:	APP Corporation Pty Limited
Title of Audit:	Independent Environmental Audit of University of Newcastle Campus Honeysuckle Stage 1A Building
Date:	4 August 2020

---

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 condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual 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 project 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 payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor: Shaun Taylor  
Signature:   
Qualification: B App Sc (Env Ass & Mg) (Hons), 20 years' experience  
Company: Ramboll Australia Pty Ltd  
Company Address: PO Box 560, North Sydney NSW 2060



## INDEPENDENT AUDIT DECLARATION FORM

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Project Name:	University of Newcastle Campus Honeysuckle Stage 1A Building
Consent Number:	SSD 9510
Description of Project:	The construction of a four storey building (known as Building 1A), to be used for academic and ancillary uses.
Project Address:	16 Honeysuckle Drive, Newcastle, New South Wales
Proponent:	APP Corporation Pty Limited
Title of Audit:	Independent Environmental Audit of University of Newcastle Campus Honeysuckle Stage 1A Building
Date:	4 August 2020

---

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 condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual 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 project 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 payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor: Taylor Jackson

Signature:



Qualification: B. Env Sci & Mgt, 3 years' experience

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060

## **APPENDIX 3 AUDITOR ENDORSEMENT**



Mathew Watson  
Project Manager  
APP Corporation Limited  
Level 2, 426 King Street  
Newcastle, NSW, 2300

By email only: [mathew.watson@app.com.au](mailto:mathew.watson@app.com.au)  
CC: [cforrester@ethosurban.com](mailto:cforrester@ethosurban.com)

05/06/2020

Dear Mr Watson

**University of Newcastle (UoN) Honeysuckle Campus Stage 1A (SSD-9510)  
Auditor Endorsement Request**

Reference is made to your request (SSD-9510-PA-2), submitted to the Department of Planning, Industry and Environment (DPIE) on 2 June 2020, for the Secretary's approval of suitably qualified persons to prepare the first Independent Environmental Audit (IEA) of the UoN Honeysuckle Campus Stage 1A (the Project) in accordance with Schedule 2, Condition C44 of SSD-9510 (the Consent).

The Department has reviewed the information provided, and has agreed to the following audit team:

- Mr Shaun Taylor (Auditor);
- Ms Taylor Jackson (Auditor); and
- Ms Victoria Sedwick (Peer Review).

The IEA must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018), and the Independent Audit Program (Schedule 2, Condition C45 of the Consent). Please ensure that the Response to Audit Recommendations (RAR) includes responses to all non-compliances and auditor recommendations with clear timeframes (dd-mm-yyyy) for implementation of the proposed corrective action. Failure to meet these requirements will require revision and resubmission.

Please ensure this correspondence is appended to the IEA Report.

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

If you wish to discuss the matter further, please contact Joel Curran, Senior Compliance Officer on 02 4904 2702 or [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink that reads 'H Watters'.

Heidi Watters  
Team Leader Northern  
Compliance

As nominee of the Planning Secretary

## **APPENDIX 4 SITE PHOTOS**

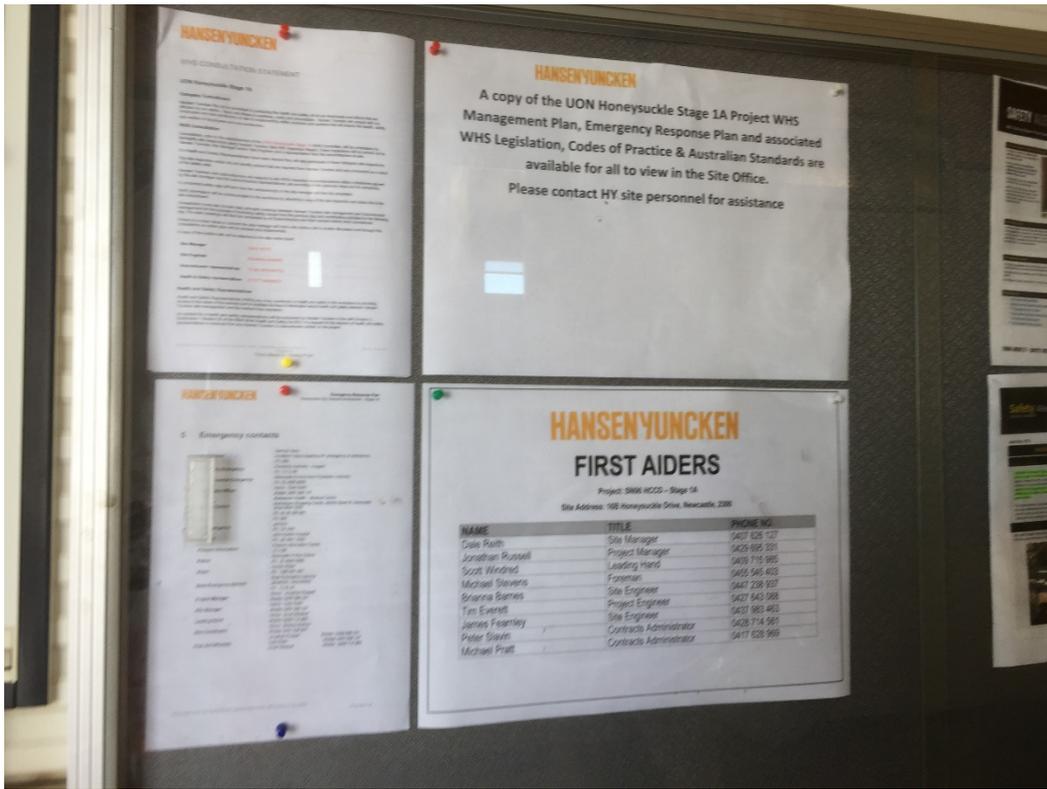


Photo 1: Site document availability notice at site office



Photo 2: Site office documents on display



Photo 3: Waste management area



Photo 4: Stage 1A building construction works facing west



Photo 5: Stage 1A building construction works facing south-west



Photo 6: Excavations near northern boundary



Photo 7: Site facing east



Photo 8: Stockpile area with sediment fence control



Photo 9: Car parking area



Photo 10: Chemical storage area



Photo 11: Storage area including ventilation system



Photo 12: Spare sediment and erosion controls (booms)



Photo 13: Cattle grid at site vehicle entry/exit



Photo 14: Sediment and erosion controls along site boundary (southern fence)



**Photo 15: Sediment and erosion controls along site boundary (southern fence)**



**Photo 16: Southern fence boundary and footpath (outside view)**

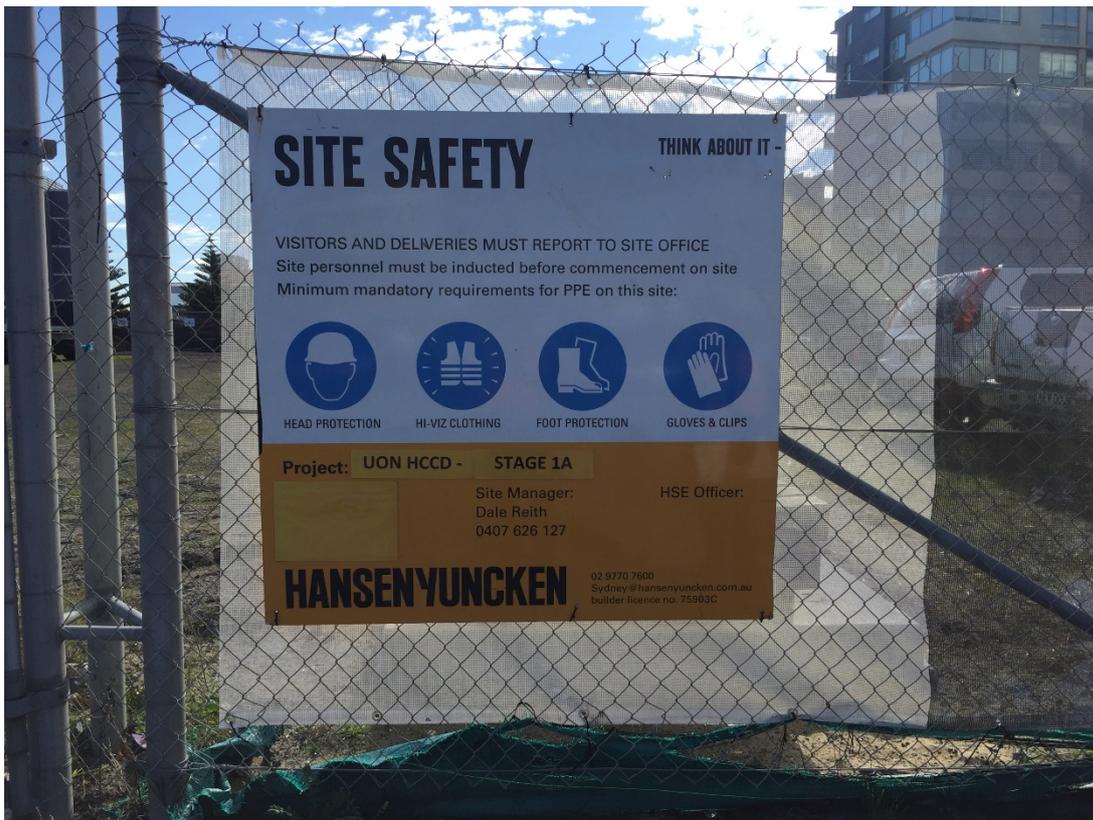


Photo 17: Site notice at site entry on southern side



Photo 18: Car park signage



Photo 19: Site entry signage on southern boundary