



**NGH**



**Health  
Infrastructure**

# **INDEPENDENT AUDIT REPORT NO. 3**

## **New Maitland Hospital Stage 2 – Main Works**

**January 2021**

**Project Number: 18-679**



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## **EXECUTIVE SUMMARY**

Multiplex Constructions (Multiplex) has been contracted by Health Infrastructure to construct the New Maitland Hospital Stage 2. Stage 2 of the works includes:

- new eight storey building (including basement and plant levels)
- internal roads
- car parking
- rooftop helipad
- signage
- site landscaping
- utility and service connections
- earthworks
- tree removal.

The first independent audit of this project was conducted by Natascha Arens as the NSW Department of Planning and Environments approved auditor for the Project. The first audit period covered from the date of the SSI 9775 approval issued by the Minister for Planning on the 6 December 2019, as modified by MOD 1 issued as the consolidated approval on the 23 January 2020 to date of the issuing the first audit report and all responses to the Department on the 3 March 2020. The second independent audit of this project also conducted by Natascha Arens covered from the period from the March 2020 to the date of the submission of the final audit and responses on the 02 September 2020.

This audit is the third audit of stage 2 of the works and covered the SSI 9775 approval issued by the Minister for Planning on the 6 December 2019, as modified by MOD 2. The audit period for the second audit is from 2 September 2020 to the date of the submission of this audit report and all responses to the DPIE. The audit found that the project is being undertaken in accordance with the Conditions and has raised 3 non-compliances out of a total of 153 Conditions of Approval.

# 1. INTRODUCTION

## 1.1. BACKGROUND

The New Maitland Hospital is a 339 bed hospital green field development located at 51 Metford road, Metford. The hospital building consists of 8 floors including, basement, and lower ground floor for back of house and services plant, level 1 podium floor and levels 3 to 5 as in patient units (IPUs).

Multiplex Constructions (Multiplex) has been contracted by Health Infrastructure to construct the New Maitland Hospital Stage 2. Stage 2 of the works includes:

- An Emergency Department
- Medical, surgical, paediatric and maternity services
- Critical care services for adults and babies, including a special care nursery
- Operating theatres, delivery suites and assessment rooms
- Palliative care and rehabilitation services
- Mental health services
- Satellite renal dialysis
- A new chemotherapy service
- Oral health service
- A range of ambulatory care and outpatient clinics
- Construction of internal roadways and car parking for staff, patients and visitors
- Site landscaping
- Signage
- Tree removal
- Utility services connections and amplification works.

The project is subject to a State Significant Infrastructure (SS1-9775) and approval was obtained from the then NSW Minister for Planning for the construction and operation Stage 2 main works – New Maitland Hospital on the 6 December 2019.

There are two approved modifications (MOD) to the project:

- MOD 1 (correct minor errors) Consolidated Approval issued on the 23 January 2020.
- MOD 2 (Design refinements, including new courtyard canopies, balcony relocation, window positioning and amendment to plant and parapet levels) Consolidated Approval issued on the 31 August 2020

NGH undertook the initial audit of Stage 1 works in May 2019. Multiplex subsequently engaged NGH Environmental to conduct an Independent Audit of Stage 2 of the Project in accordance with the Audit Schedule submitted to the NSW Department of Planning and Environment (DPE) on the 10 December 2019. The audit scope includes the relevant requirements of the SSI 9775 Conditions of Approval, the CEMP and sub plans as detailed in Section 1.4.

This is the third audit of Stage two of the New Maitland Hospital SSI 9775. NGH has undertaken previous audits as follows:

- First audit of Stage 2 in February – March 2020.
- Second Audit July-August 2020.

## **1.2. AUDIT TEAM**

The audit was undertaken by Natascha Arens, Exemplar Global certified Lead Environmental auditor. Natascha has around 25 years experience as an environmental professional and 17 years of auditing experience.

Natascha's CV is provided at Appendix B.

## **1.3. OBJECTIVES**

The objectives of the audit were to determine compliance with the Conditions of Approval SSI 9775 issued by the Minister for Planning on the 6 December 2019, as modified by MOD 2 issued as the consolidated approval on the 31 August 2020. The objectives of this audit is to determine compliance with Stage 2 works.

## **1.4. AUDIT SCOPE AND AUDIT PERIOD**

The audit period for this third audit was from the issuing the audit report and all responses to the Department in September 2020 to the completion of site visit and document review and issuing of the final audit report on the 2 February 2021.

### **1.4.1. Audit scope**

The scope of the audit included:

- Compliance with the SSI 9775 conditions as modified by MOD2 issued as the consolidated approval on the 31 August 2020. A checklist was compiled (Appendix A) and was used during this audit to detail compliance.
- Implementation of the site environmental management plans
- An assessment of performance of the project in relation to implementation of environmental plans

The audit scope was submitted to the DPIE on the 10 December 2019 in the audit Schedule.

## **2. AUDIT METHODOLOGY**

### **2.1. SELECTION AND ENDORSEMENT OF THE AUDIT TEAM**

Natascha Arens provided an independence declaration and CV and was nominated to the Department Planning and Environment (the Department) on 18 December 2019 to be the Independent Auditor for the New Maitland Hospital Stage 1. Natascha Arens was endorsed as the auditor by the Department in a letter dated 15/1/2020.

### **2.2. INDEPENDENT AUDIT SCOPE DEVELOPMENT**

The audit scope was developed by reviewing the SSI 9775 Conditions as modified by MOD 2, the scope of Stage 2 works, the *Independent Audit Post Approval Requirements* (DPIE May 2020) and the audit program (submitted to the Department 18 December 2019).

The audit comprised of offsite document review; on site document review and site inspection; and offsite audit analysis and reporting.

An audit plan was provided to the auditee prior to the site audit detailing the timing of the audit and requirements regarding accessing the site and documentation.

Offsite document review was undertaken prior to the site component of the audit with further request for information following the site inspection. The site component of the audit included:

- Opening meeting to introduce all parties and discuss the scope and objectives of the audit
- Document and records review to check compliance with conditions
- Interviews with staff including construction site personnel
- Site inspection
- Closing meeting to summarise the findings of the site audit and to discuss additional audit evidence required.

### **2.3. COMPLIANCE EVALUATION**

The audit consisted of offsite document review, onsite document review, site inspection and interviews. The document review included a review of the Conditions of Approval as modified by MOD 2 issued as the consolidated approval on the 31 August 2020 (SSI 9775) and all management plans and sub plans. The audit protocol was developed and refined and submitted with the audit program (Appendix A and Appendix C).

An Opening Meeting was held on site on the 21 January 2021 at 9am on site at Metford Road, Metford.

Present at the opening meeting were:

- Steve Russell, Multiplex Project Engineer
- Jeff Wall, Multiplex Senior Project Manager
- Brett McFadzien, Multiplex Senior Project Manager
- Samuel Robertson, Multiplex Cadet
- Josh Fullerton, CBRE Project Manager

On site document review occurred throughout the day. A site inspection was conducted at 12.30 on the 21 January 2021. The purpose of site visit was to undertake an inspection of works on site, view the site and



access arrangements, and gain an understanding of the current scope of the works. The site inspection viewed the entire site.

## **2.4. SITE INTERVIEWS**

Interviews with all staff as detailed in Section 2.3 above were undertaken throughout the course of the site audit and the following 10 business days to gather evidence during offsite document review.

## **2.5. SITE INSPECTION**

A site inspection was undertaken at 12.30 on the 21 January 2021. The inspection viewed the environmental controls including implementation of the Erosion and Sediment Control Plan, fencing of the site, access (including pedestrian access), concrete washout areas, site signage, storage areas, waste storage and separation, wheel wash facility and no evidence of mud tracking on to the public road were all inspected during the site visit. Photos of the inspection are provided in Appendix E and presented in the audit findings below.

## **2.6. CONSULTATION**

Consultation was undertaken with all levels of the project team including, Health Infrastructure, CBRE, and Multiplex. Consultation was undertaken with NSW DPIE regarding the audit scope, a copy of the correspondence is provided in Appendix C.

DPIE responded stating that they had no particular concerns.

An invitation to provide comment on the audit scope was also requested via email to Maitland City Council however no response was received.

## **2.7. COMPLIANCE STATUS DESCRIPTORS**

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 (DPIE 2020).

**Table 1 - Compliance status descriptors**

Status	Description
Compliant (C)	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 (NC)	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 (NT)	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.

### 3. AUDIT FINDINGS

#### 3.1. APPROVAL AND DOCUMENTS LIST

The following documents were reviewed to test for compliance with conditions or for implementation of plans. The text in **red** denotes documents reviewed as part of the second audit and **Bold** denotes documents reviewed for the third audit:

- **Erosion and Sediment Control Plan Northern Carp Park January 2021 (Daracon)**
- **Erosion and Sediment Control Plan (Nov 2020)**
- **Multiplex August 2020 – Monthly Report**
- **CEMP Version 6 November 2020**
- **Urbis (June 2020) Heritage Interpretation Plan**
- **Bush regeneration plan 12/6/2020**
- **Emergency management plan Rev 5 July 2020**
- Construction Environmental Management Plan Rev 4 28 December 2019. Includes the following sub plans:
  - Construction Soil and Water Management Plan (prepared by GHD for Multiplex October 2019)
  - Construction Noise and Vibration Management Plan (Rev 1 prepared by Acoustic Logic for Multiplex April 2019)
  - Contamination Management Plan Rev 4 – 24 September 2019
  - Aboriginal Cultural Heritage Management Sub Plan: Surface collection methodology (prepared by Amac Archaeological & Streat Archaeological Services for Multiplex Version 4 December 2019)
  - Biodiversity Management Plan (prepared by Wildthing for Multiplex September 2019)
  - Construction Traffic Management Plan – Early Work Rev 6 (prepared by D services for Multiplex September 2019) & **CTPMSP updated to rev7 13/3/2020**
  - Project Incident Response Management Sup-Plan Rev 2 – 3 May 2019
  - TTW Stormwater Management Plan Certification 26 November 2019
  - Part Lot 401, Remediation Action Plan / Contamination Management Plan (prepared by GHD Pty Ltd September 2019)
- **Construction Environmental Management Plan – Rev 5 April 2020**
- Stakeholder and Communications Management Plan Rev 2 August 2019
- New Maitland Hospital Stage 2 EIS (Ethos Urban June 2019)
- State Significant Infrastructure Acoustic Report - Stage 2 (Acoustic Logic October 2019)
- Bushfire Assessment Report (Newcastle Bushfire consulting 2/4/19)
- <http://newmaitlandhospital.health.nsw.gov.au/>
- Dilapidation reports Rev 1 (Douglas Partners 25 November 2019)
- SSI-9775-Mod-1 December 2019 accessed at: <https://www.planningportal.nsw.gov.au/major-projects/project/26581>
- Accessibility Compliance Report (Group DLA 28 February 2019)
- New Maitland Hospital, Design Development, Wayfinding & Signage Report (Multiplex 22 August 2019)
- New Maitland Hospital (Stage 2) Pre-Construction Compliance Report Ver 1.1 (Health Infrastructure 11 December 2019)
- BU AUS IMS P DIV 100 – Incident Management
- New Maitland Hospital State Significant Infrastructure Stage 2 Transport Impact Assessment (GTA Consultants 27 September 2019)

- New Maitland Hospital Noise Monitoring Report (Acoustic Logic Sept 2019)

Email and other Correspondence reviewed included:

- **NMH – MCC Monthly meeting minutes 14 October 2020**
- **Email correspondence dated 9- 24 April 2020 between CBRE & Multiplex re covid work hours**
- **Email from HI to DPIE notifying of incident dated 20 January 2021**
- **Email from HI to DPIE notifying of incident dated 18 November 2020**
- **Incident report and associated documentation in email dated 10/12/2020**
- **Email dated 26/5/2020 From Maitland City Council re HIP**
- **Emails Multiplex – TTW (15/7/2020 – 5/8/2020) re BCA compliance**
- **Email dated 3/5/2020 CBRE- HI -Multiplex regarding Independent Audit report and Compliance reporting uploaded to website.**
- **Emails HI – DPIE re IAR submission dated 3/3/2020**
- **Emails re NBN connection via Mirait (NBN Provider) 25-26 March 2020**
- Email dated 16 November 2018 with NBN Co regarding getting NBN to the site.
- Emails with Ausgrid regarding temporary connection for the early works dated 20/12/2018.
- Email to DPE re the dilapidation reports dated 21/1/2019
- Email from HI notifying the department of reporting the incident 22 January 2019
- Email from DPIE noting receipt of the incident 24 January 2019
- Email from DPIE noting receipt of the Notification of Commencement 9 December 2019
- Email from DPIE noting receipt of External Walls and Cladding information 10 December 2019
- Email from DPIE noting receipt of Dilapidation Report 10 December 2019
- Email from DPIE noting receipt of CEMP 10 December 2019
- Email record of correspondence with CBRE regarding Stage 2 Biodiversity Credit Remittance Advice 6 January 2020
- Email record of correspondence with CBRE regarding Rainwater Harvesting Options 20 January 2020
- Email from DPIE noting receipt of the Compliance Monitoring and Reporting Schedule 9 December 2019
- Email between HI, CBRE and Maitland City Council 4 December 2019 (regarding SC – B5 – c)
- Email to from Multiplex to Group DLA Certifier 21 November 2019 (regarding SC – B5 – c)
- Email from HI to DPIE 12 December 2019 regarding alternative process for ESD rating (B6)
- Email correspondence with Maitland City Council 4 December 2019 regarding the submission of the dilapidation report,
- Email correspondence with MCC 9 December 2019 regarding Construction Traffic and Pedestrian Management Sub-Plan
- Email correspondence with Transport for NSW (TfNSW), previously Roads and Maritime Services (RMS) 9 December 2019 regarding Construction Traffic and Pedestrian Management Sub-Plan

Other records

- **Group DLA Progress inspection report No 5 dated 1 September 2020**
- **Group DLA Progress inspection report No 5 dated 16 October**
- **Group DLA Progress inspection report No 5 dated 6 November 2020**
- **BVN Architectural Site visit Report dated 10/9/2020**
- **BVN Architectural Site visit Report dated 28/09/20**
- **BVN Architectural Site visit Report dated 30/09/20**
- **BVN Architectural Site visit Report dated 12/08/20**
- **BVN Architectural Site visit Report dated 14/10/20**

- **BVN Architectural Site visit Report dated 5/11/20**
- **BVN Architectural Site visit Report dated 17/11/20**
- **BVN Architectural Site visit Report dated 9/12/20**
- **BVN Architectural Site visit Report dated 16/12/20**
- **NMH Part Lot 401 Sub lease document**
- **VGT Monitoring results for July, August, September, October, November and December 2020**
- **Monthly Waste report October – November 2020**
- **Second audit response document and letter dated 2 September 2020**
- **Weekly inspections dated 25/8/2020, 1/9/2020, 20/9/2020, 22/9/2020, 13/10/2020, 20/10/2020 and 17/11/2020.**
- **Downer onsite monitoring of SWMS document dated 7/6/2020**
- **Multiplex Onsite monitoring of SWMS (for JR Block subcontractor) 2/7/2020**
- **TTW Structural design certificate Stage 2 dated 26/6/2020**
- **TTW Site inspection reports 24/7/2020, 28/7/2020 and 29/9/2020**
- **Group DLA Building Certificate for crown building work dated 7/4/2020**
- **TTW certification external walls and cladding dated 4/3/2020**
- **TTW site inspection report 25/5/2020 – external walls and cladding inspection**
- **Project Induction Rev 8 dated 29/7/2020**
- **Incident report and associated documentation in email dated 3 June 2020**
- **Notification to planning letter dated 6 April 2020 regarding review of Strategies and Plans (A31)**
- **Notification letter to planning re Pre construction compliance report dated 12/12/2020**
- **Approved NBN plans dated 31/10/2019**
- **Inspection checklists for weeks dated 24/3/2020; 7/4/2020; 16/6/2020 and 7/7/2020**
- **COVID-19 (Development-Health Services Facilities) Order 2020**
- **Waste register for June 2020**
- **ESCP Dated June 2020**
- **Letter box drop evidence email dated 24/4/2020 regarding extended working hours**
- **EWMS monitoring records 4/5/2020**
- **VGT dust monitoring results Feb, March, May and June 2020**
- **VENM certificates for Mackas Sand**
- **Emergency Management Plan acknowledgement sign on sheet (7 July – 22 July 2020)**
- **First Independent audit response document and letter dated 3 March 2020**
- **Weekly inspection checklists 7/01/2020, 14/01/2020, and 23/1/2020**
- **Receipt for the payment of the LSL dated 27/11/2019**
- **Project Induction Presentation Slides and signed Induction forms**
- **Design statement – outdoor lighting compliance JHA Consulting Engineers Pty Ltd, dated 21/01/2020**
- **Taylor Thomson Whitting (TTW) Pty Ltd Letter 14 June 2019**
- **TTW Carparks and Roads Design Certificate 11 November 2019**
- **TTW SSI Stage 2 Construction Certificate 23 October 2019**
- **Bushfire Assessment Report -New Maitland Hospital- Stage 2 (Newcastle Bushfire Consulting 2 April 2019)**
- **Bushfire Planning and Design Certificate Dated 6 March 2019**
- **Group DLA Accessibility Design Certificate Part 4 Detailed Design dated 14 October 2019**
- **NSW Government, HI Remittance Advice Summary 20 December 2019**
- **Rainwater Harvesting and RO Plant Reject Water Reuse System Report (Sparks and Partners 15 January 2020)**
- **TTW Bushfire Access and Roadworks Letter of Advice 25 November 2019**
- **Group DLA Crown Building Works Certificate 11 December 2019**
- **Multiplex Contractors Infrastructure Mapping Site Plan 25 September 2019**

- Contract Documents to all subcontractors Aconex email 19 December 2019 and again 6 January 2020 (stamped plans)
- Letter to Hunter Water 23 April 2019 (regarding SC B5a)
- Letter from Karen Harragon, Director – Social and Infrastructure Assessments 16 December 2019 re Condition SC B6b
- Letter from MCC to HI dated 10 February 2020 regarding off site additional parking.

### 3.2. COMPLIANCE PERFORMANCE

In summary the audit found three non-compliances out of a total of 153 Conditions of Approval plus 12 advisory notes:

Condition Part	Compliances	Non Compliances	Not triggered
A	13	2	17
B	33	0	3
C	31	1	7
D			31
E			15

Note: In relation to the tally above whole conditions of consent have been used to generate the tally. i.e. where a condition contains part a), b), c) etc this has been counted as one condition.

### 3.3. SUMMARY OF AGENCY NOTICES, ORDERS, PENALTY NOTICES OR PROSECUTIONS

There have been no agency notices, orders, penalty notices or prosecutions to date.

### 3.4. NON COMPLIANCES

Three non-compliances were raised in this audit, the second audit of Stage 2 of the project.

Non Compliance #	Condition	Audit finding and recommendations
Audit 3 # NC 1	A24 At least 48 hours before the commencement	

Non Compliance #	Condition	Audit finding and recommendations
	<p>of construction until the completion of all works under this approval, or such other time as agreed by the Planning Secretary, the Proponent must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(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 approval</p> <p>ix) audit reports prepared as part of any independent audit of the development and the Proponent's response to the recommendations in any audit report</p>	<p>The Audit report prepared in August 2020 was not available on the website as at 21/01/2021. As the audit report is the main mechanism for regular reporting on environmental performance of the project this part of the condition has not been met.</p> <p>The August 2020 audit report was not available on the website as required by this part of this condition.</p> <p>The Project team will make the audit report available on the website ASAP.</p>
<b>Audit 3 NC #2</b>	<p>A31</p> <p>Within three months of:</p> <p>(b) the submission of an incident report under condition A26 A27;</p> <p>(c) the submission of an Independent Audit under condition C36 C38;</p> <p>(d) the approval of any modification of the conditions of this approval; or</p>	<p>The CEMP has been reviewed in response to these triggers, however DPIE was not notified of the review. It is noted that little or no change to the CEMP was required as a result of any of these events.</p> <p>DPIE should be notified of reviews of the CEMP and other documentation in line with the requirements of this condition.</p>
<b>Audit 3 NC #3</b>	<p>C 37 In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018, or as amended), the Proponent must:</p> <p>(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.</p>	<p>The audit found that at the time of the audit, the second audit was not available on the website as required by this condition.</p> <p>The Project team will make the audit report available on the website ASAP</p>

### 3.5. PREVIOUS AUDIT RECOMMENDATIONS

The findings of the second audit and their current status are detailed in the Table 3-1 below

Table 3-1: Previous audit (second) recommendations and current status

Condition	Summary of Opportunity for Improvement	Status
C 18 Dust control and monitoring	Where there are exceedances of dust levels, internal reporting on the results should record actions taken to address exceedances	The audit reviewed the Monthly report No.8, which noted that Multiplex had increased water cart usage in response to this finding and also that dust results are reported monthly in this report and exceedances noted (if any).

Table 3-2: Opportunities for improvement from second audit and current status

Reference	Summary of finding and Recommendation	Status
<b>SC2 – B12</b>	This audit recommends that consultation is undertaken with the southern neighbours. It is further recommended that noise monitoring is undertaken to test if the Noise Management Level (NML) is exceeded at the sensitive receiver (currently the plan states that there may be some exceedances in during noisy works at the project boundary).	Monitoring was undertaken by HI's contractor, Multiplex, during heavy machinery works (Stage 1) in September 2019 and found no exceedances at the boundary. HI will consider if further testing is warranted as works progress.  It is noted that no further consultation with the southern neighbours has been undertaken and that no noise (or other) complaints have been received.
<b>SC2-C11</b>	Noise monitoring in the CEMP is only required in response to complaints. It is noted that noise monitoring occurred during stage 1 in September 2019 (Acoustic Logic 2019). This report found that the Leq at the southern boundary was generally below the noise management level of 52 dBA and always below the highly noise affected level of 75 dBA. This audit has recommended that some monitoring occurs to test the predictions in the Noise and Vibration Assessment and the construction Noise and Vibration Management Plan for stage 2 works. It is also recommended that the monitoring is	The audit notes that no noise complaints have been received.  Monitoring was undertaken by HI's contractor, Multiplex, during heavy machinery works (Stage 1) in September 2019 and found no exceedances at the boundary. HI will consider if further testing is warranted as works progress.  The third audit noted that no further monitoring had been undertaken.



Reference	Summary of finding and Recommendation	Status
	<p>done at the closest resident as opposed to the boundary.</p> <p>It is noted that the Interim Construction Noise Guideline (DECC 2007) states that</p> <p><i>Noise levels apply at the property boundary that is most exposed to construction noise, and at a height of 1.5 m above ground level. If the property boundary is more than 30 m from the residence, the location for measuring or predicting noise levels is at the most noise-affected point within 30 m of the residence. Noise levels may be higher at upper floors of the noise affected residence.</i></p>	

### 3.6. ENVIRONMENTAL PLANS, SUB PLANS AND POST APPROVAL DOCUMENTS

A summary of the implementation of management plans relevant to this stage of works is provided below. This is a summary of key plans and is not an exhaustive list of all plans required by the approval.

All plans required by the approval are discussed in the audit protocol table provided in Appendix A of this report. The suite of environmental management plans includes:

- Construction Environmental Management Plan – Rev 6 November 2020. Includes the following sub plans:
  - Construction Soil and Water Management Plan (prepared by GHD for Multiplex October 2019)
  - Construction Noise and Vibration Management Plan (Rev 1 prepared by Acoustic Logic for Multiplex April 2019)
  - Contamination Management Plan Rev 4 – 24 September 2019
  - Aboriginal Cultural Heritage Management Sub Plan: Surface collection methodology (prepared by Amac Archaeological & Streat Archaeological Services for Multiplex Version 4 December 2019)
  - Biodiversity Management Plan (prepared by Wildthing for Multiplex September 2019)
  - Construction Traffic Management Plan – Early Work Rev 6 (prepared by D services for Multiplex September 2019) & CTPMSP updated to rev7 13/3/2020
  - Project Incident Response Management Sup-Plan Rev 2 – 3 May 2019
  - TTW Stormwater Management Plan Certification 26 November 2019
  - Part Lot 401, Remediation Action Plan / Contamination Management Plan (prepared by GHD Pty Ltd September 2019)
- Urbis (June 2020) Heritage Interpretation Plan
- Bush regeneration plan 12/6/2020
- Emergency management plan Rev 5 July 2020



- Stakeholder and Communications Management Plan Rev 2 August 2019

### **3.6.1. Noise and Vibration Management Plan (SC2-B12)**

The audit found that the requirements of the NVMP are being implemented. Specifically, it was found that construction activities were being limited to

- a) 7:00am to 6:00pm Mondays to Fridays, inclusive; and
- b) 8:00am to 5:00pm Saturdays; and
- c) At no time on Sundays or public holidays.

In response to the COVID-19 Development-Health Services Facilities Order 2020, HI have extended working hours as allowed under this order. A letter box drop occurred and was provided to Maitland City Council and adjacent landowners on the 21 April 2020. The extended work hours took effect from 27th April 2020, being a change to those working hours approved under SSI 9775 (being 7am to 6pm weekdays and 8am to 5pm on Saturdays), to Monday – Friday: 6am - 8pm; Saturdays: 6am - 6pm.

Compliance with construction hours is managed through a combination of mechanisms including SMARTEK – a system used to record vehicle entry; daily toolbox talks held at 7am with no works occurring prior to this and the site induction. The audit found no evidence that works are being undertaken outside of these hours.

The audit found that systems are in place to ensure that plant and equipment is maintained through vehicle inspections, maintenance registers and daily pre start checks.

A review of the complaints register showed that there have been no complaints relating to noise or any other issues.

The audit could not test the noise impacts during stage 2 construction as noise monitoring has not occurred. The audit also noted that the CNVMP states that the exceedance to the noise management level occurs at the southern boundary, but doesn't include an assessment as to whether it will be exceeded at the closest receiver. It is noted that monitoring was undertaken by HI's contractor, Multiplex, during heavy machinery works (Stage 1) in September 2019 and found no exceedances at the boundary.

### **3.6.2. Waste Management (SC2-B13)**

The site visit found that waste was being separated and appropriate waste receptacles were available onsite

A review of the waste register and monthly report for 2020 found that the quantities of each waste type generated and the proposed reuse, recycling and disposal locations are noted.

The materials register was checked at the audit for the month of June, October and November 2020 showing that only concrete and clean beach sand was imported to the site.

### **3.6.3. Soil and Water Management Plan (SC2-B14)**

The Soil and water management plan was prepared by GHD (dated October 2019). This plan included a concept Erosion and Sediment Control Plan (ESCP). The ESCP is being progressively updated with the latest plan ESCP Dated November 2020. A ESCP for the proposed Northern Car Park (January 2021) has been recently prepared to managed controls in this new year. The site visit for this audit found that the site was well managed and controls were in place and maintained.

Site water is reused on site for dust suppression using water carts.

The previous audit reviewed the WHSE inspection checklists for 24/3/2020; 7/4/202; 16/6/2020 and 7/7/2020. Maintenance issues were being raised on the checklist and evidence provided that these are being closed out.

This audit viewed the WHSE inspection checklists for dated 25/8/2020, 1/9/2020, 20/9/2020, 22/9/2020, 13/10/2020, 20/10/2020 and 17/11/2020. Maintenance issues were being raised on the checklist and evidence provided that these are being closed out.

#### **3.6.4. Biodiversity Management Plan (SC2- B16)**

The key requirement of the biodiversity management plan is maintaining the clearing boundary, and no go zones, undertaking preclearing surveys and clearing supervision. The site inspection found that the clearing boundary is well marked and fenced.

There has been no vegetation clearing as part of Stage 2 works. All clearing works occurred as part of Stage 1.

#### **3.6.5. Site Inspections, incidents and Other Records**

Weekly site inspections occur with representatives of the project team. The inspections include an audit/review process and give recommendations /actions. A review of actions raised in the checklist found that actions are closed out as evidenced by signed close out sheets.

This audit viewed the WHSE inspection checklists for dated 25/8/2020, 1/9/2020, 20/9/2020, 22/9/2020, 13/10/2020, 20/10/2020 and 17/11/2020. Maintenance issues were being raised on the checklist and evidence provided that these are being closed out.

Two incidents have occurred in this reporting period.

- 13 January 2021. The incident related to a safety issue. The audit found that the incident was notified as required by A 26. The timeframe for the requirement to provide the full report had not been triggered under A27 had not been triggered at the time of the audit.
- 12 November 2020 - The incident related to a safety issue. The audit found that the incident was notified in writing in compliance with A26 and a full report provided on the 10/12/202 as required by A27.

#### **3.6.6. Stakeholder, Community engagement and complaints**

The website is the key location for the community to access information on the project. The Website is being updated and the majority of required information was found on the website. It was noted during this audit that the second audit report was not available on the website at the time of the audit. There have been no complaints raised as part of Stage 2 works.

### **3.7. ENVIRONMENTAL PERFORMANCE**

Multiplex hold a ISO14001:2015 certified EMS. Evidence of the certification was provided and current for the period 16/12/2018 – 16/12/2021. The EMS is the overarching system for all Multiplex operations. The EMS is implemented on site via the CEMP and relevant sub plans.

In summary the audit found that the Environmental Management Plans and sub plans are adequate for the stage of works. Mitigation and monitoring requirements of the plans are being implemented and undertaken. Some opportunities for improvement have been identified in Section 4.2 below.

### **3.8. CONSULTATION OUTCOMES**

Relevant stakeholders were consulted as required by the conditions in the preparation of the management plans for the site. Specifically:

- RMS and Maitland City Council were consulted during the preparation of the Construction Traffic and Pedestrian Management Sub plan. Maitland City Council and RMS had no suggested changes to the plans.
- Maitland City Council regarding the Soil and Water Management Plan. This plan was prepared by GHD. The plan was sent to council on the 4 December 2019 as evidenced by an email to the Maitland City Council (MCC). A response from council was received on 9 December 2019 stating that council had no issues with the plans
- Parking is currently contained within the site boundaries, however there is a request from Multiplex to CBRE requesting that CBRE contact council to allow parking along the boundary of Lot 401. Consultation with council regarding the requirement for addition parking outside of the construction area commenced on the 6 February 2020. On the 10 February 2020 Council provided written confirmation that they agree to the additional parking requirements. Further consultation has been undertaken with Maitland City Council regarding on street parking. The audit reviewed meeting minutes which noted that Council were in agreement with construction vehicles using street parking when other options were exhausted.
- Ausgrid and NBN regarding utility connections.

### **3.9. COMPLAINTS**

The audited noted that there have been no complaints to date.

### **3.10. INCIDENTS**

Two incidents occurred on the 21st January 2020 and notification to the department occurred on the 22nd . Both these incidents were safety related and no environmental harm was caused.

A further incident occurred on the 6 May 2020. The incident related to a safety issue.

Two further safety incidents have occurred in this reporting period, both related to safety issues, one on the 12 November 2020 and one on the 13 January 2021.

### **3.11. ACTUAL AND PREDICTED IMPACTS - PROJECT KEY RISK IN THE EIS**

An assessment was undertaken of the actual versus the predicted impacts of the projects' key risks as identified in the EIS. Project key risks identified in the EIS included:

- Amenity
- Traffic and pedestrian access
- ESD
- Biodiversity
- Heritage
- Noise and Vibration
- Sediment, erosion and dust control
- Drainage and flooding
- Bushfire risk

### **3.11.1. Amenity**

The EIS included requirements for solar access, acoustic impacts, visual privacy, view loss, overshadowing, reflectivity from building facades and wind impacts. The EIS stated that a high level of environmental amenity for any surrounding residential land uses must be achieved.

#### **Actual impact**

It is noted that the EIS highlighted visual impact as a key risk.

The audit did undertake a high level review of the Landscape drawings prepared by Black Beetle Pty Ltd. The landscape plans for the project addressed the requirements for landscaping, visual privacy and visual amenity. Architectural plans prepared by BVN have been certified as complying with the requirements around solar, acoustics and reflectivity.

### **3.11.2. Traffic**

GTA Consultants have undertaken a Transport Impact Assessment outlining the traffic, access and parking impacts as well as mitigation measures associated with the proposed NMH. The assessment includes consideration for the transport conditions surrounding the road network at the opening of the NMH and at the 10-year horizon to ensure the road network is able to accommodate the operation and expected traffic generation of the NMH.

#### **Actual impact**

A Construction traffic and pedestrian management plan has been prepared to manage construction traffic. The plan has been prepared in consultation with MCC and RMS. The plan identifies haul routes, waste transport routes and parking requirements.

The weekly inspection includes a check of traffic management on site. The site inspection for the audit did not note any construction vehicles parked outside of the designated parking areas and there was ample parking available within the site, at the compound. To date there have been no complaints regarding construction traffic. It is noted that subsequent to the EIS Council have agreed that parking can occur offsite adjacent to Lot 401 Metford Road and in side streets (Correspondence from MCC dated 10 Feb 2020 and Council minutes dated 13 October 2020).

Preconstruction Dilapidation surveys of the road network have been undertaken. These will form the basis of determining impact to the road network as a result of construction traffic. (Douglas Partners Pavement Condition and Dilapidation Survey dated 25 November 2019)

### **3.11.3. ESD**

The EIS required that a framework be prepared as to how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. The approval documentation B6 further required that prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Proponent must demonstrate that ESD is being achieved by either

- (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or notify the department of an alternative process

## **Actual impact**

Notification of an alternative ESD process was provided to the Department on the 12 December 2019, however no further evidence of approval from the Department was noted at this audit.

### **3.11.4. Biodiversity**

The EIS identified the following impacts that were required to be managed in relation to biodiversity for Stage 1 of the works.

- Clearing of native vegetation, and removal of dead wood and dead trees causing direct habitat loss which in turn may cause:
  - Fragmentation/ Loss of habitat connectivity
  - Increase edge effects
  - Loss of tree food sources and reduced foraging habitat
  - Loss of nest sites.
- Introduction and/ or spread of noxious weeds and pathogens
- Disturbance of fauna during construction due to light, noise and air quality impacts generated by vehicles, equipment and construction activities
- Fauna mortality or injury
- Erosion of disturbed areas leading to sedimentation and dust affecting any downgradient habitat or habitat within drainage channels

## **Actual impacts**

The majority of clearing occurred in stage 1 works, so the impacts relating to stage two were predominantly around the protection of existing vegetation.

The site visit undertaken for this audit noted that the implementation of erosion and sediment control plans has ensured that there has been no notable erosion or offsite sedimentation.

Surveyed plans of the clearing boundary prepared by Cadence Consulting surveyors, were reviewed as part of the audit. The plans clearly showed the EIS clearing boundary and the fenced project boundary. The site inspection showed that all clearing was within the surveyed and fenced clearing line.

Furthermore a Bush revegetation plan has been prepared by Mim Woodland Revegetation Consultant, Landscape Designer & Ecologist, for the reestablishment of a weed free, remnant vegetation ground layer system in the disturbed roadside zone Metford Road, adjacent to the natural remnant vegetation area.

### **3.11.5. Heritage**

The EIS noted that there are no historical structures or buildings on site and the site is not identified as an item of heritage significance and is not located within a heritage conservation area.

There was one potential Aboriginal Heritage site outside of the footprint.

## **Actual impacts**

An Aboriginal Cultural Heritage Management Sub-Plan has been prepared to manage heritage and is included in Appendix 11 and summarised on Section 14.7 of the CEMP. The plan includes a process for unexpected finds and also outlines the process that was undertaken to address the one site that is located outside of the footprint. Surface collection was undertaken to determine if there was any artefact or other material remaining at this site and it was found that there wasn't. Regardless the audit noted that the site is fenced and protected from any disturbance.

A heritage interpretation plan has also been prepared as required by Condition B30. The Heritage Interpretation Plan will include provision for naming elements within the hospital site that acknowledges the site's heritage and incorporate interpretive information demonstrating the historical use of the site.

### **3.11.6. Sediment, erosion and dust control**

The EIS states that Sediment, Erosion and Dust control can be managed in accordance with relevant construction plans. The key control for erosion management is the sediment basin on the downslope side of the development.

#### **Actual impacts**

The audit found that the Soil and water management plan, Erosion and Sediment Control Plan (ESCP) and Dust Management plans were being implemented. The audit found that ESCP have been prepared and checked during weekly documented site inspections. The audit reviewed the WHSE inspection checklists and found that maintenance issues were being raised on the checklist and evidence provided that they are being closed out.

The site visit found the erosion and sediment controls were well maintained and in accordance with the requirements of the ESCP.

### **3.11.7. Drainage and flooding**

The EIS found that the development is outside of the Hunter River Floodplain Storage or Flood Fringe areas and will therefore not impact on those flood levels. Accordingly, no further analysis on local or regional flooding is required.

Water Sensitive Urban Design principles were required to be included in the design.

#### **Actual impacts**

Stormwater plans were prepared Warren Smith and Partners Hydraulic Engineers.

The engineer for the project, TTW certify that the stormwater plans comply with the following:

- BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems
- BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage
- BCA 2016 (NCC) Amendment 1
- AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage
- AS 3725 - 2007 Design for installation of buried pipes
- Rainfall and Runoff 1997,
- Plumbing Code of Australia 2016.

### **3.11.8. Noise impact**

The noise assessment in the EIS for stage 2 works identified that the Construction Noise Management Level would be exceeded at residential receivers.

#### **Actual impacts**

The construction noise and vibration management plan (CNVMP) prepared by Acoustic Logic for Multiplex (April 2019) confirmed the predicted noise impacts in the EIS.

The audit could not test the noise impacts during stage 2 construction as noise monitoring has not occurred. The audit also noted that the CNVMP states that the exceedance to the noise management level occurs at the southern boundary, but doesn't include an assessment as to whether it will be exceeded at the closest

receiver. It is noted that monitoring was undertaken by HI's contractor, Multiplex, during heavy machinery works (Stage 1) in September 2019 and found no exceedances at the boundary.

In response to the COVID-19 Development-Health Services Facilities Order 2020, HI have extended working hours as allowed under this order. A letter box drop occurred and was provided to Maitland City Council and adjacent landowners on the 21 April 2020. The extended work hours took effect from 27 th April 2020, being a change to those working hours approved under SSI 9775 (being 7am to 6pm weekdays and 8am to 5pm on Saturdays), to Monday – Friday: 6am - 8pm; Saturdays: 6am - 6pm.

### **3.11.9. Bushfire**

A Bushfire Impact Assessment (BIA) was undertaken by to investigate the potential construction and operational bushfire hazards of the Proposal and how these risks could be suitability reduced and managed.

The land is located on bushfire prone land and contains bushfire hazards such as fuel from the surrounding vegetation and downslopes to the west and east of the southern building which could affect fire behaviour.

The BIA identified that the operation of plant and equipment using combustible fuels such as diesel and petrol would increase the risk of bushfire from the site to adjacent areas. The BIA recommended several bushfire protection measures recommended, including a 70m APZ, and concluded that the measures specified would provide an adequate standard of bushfire protection for the NMH.

### **Actual impacts**

The audit reviewed Cadence Consulting Surveyor's boundary set out drawings and clearing limits (January 2019) which show that the APZ is outside of the area cleared. Furthermore the site inspection was able to identify that the APZ had been maintained.

## **3.12. SITE INSPECTION**

The site inspection found the site to be well maintained. The entire site was viewed at the inspection. The purpose of the site inspection was to check that environmental controls were implemented and maintained. The audit found that:

- Erosion and sediment controls were appropriate and maintained
- The site was clearly fenced and vegetation to be retained was protected with fencing
- Site signage was in place
- Separation of reusable materials such as mulch and topsoil was occurring
- There was no sign of mud tracking on to public roads
- There was no obstruction of the public footpath adjacent to the site.
- There was no evidence that dust was escaping the site (i.e. no dusty vegetation or boundary fencing)

Photos of the site are provided in Appendix E.

The site visit found the site to be well managed, with waste being separated, erosion and sediment controls in place and site fencing, including clearing boundaries, clearly marked and in good condition.

## **3.13. SITE INTERVIEWS**

Site interviews occurred with staff from Multiplex and CBRE during the course of the audit. The interviews found that staff understood the requirements of the plans.

### **3.14. PREVIOUS ANNUAL REVIEW OR COMPLIANCE REPORT RECCOMENDATIONS**

There has only been one compliance report required under the conditions of consent and this report found no non compliances. Six month reviews of the CEMP are occurring but have not required substantial changes to any plan.

### **3.15. IMPROVEMENT OPPORTUNITIES**

The audited noted that the site is well managed, with all processes for checking as required by the CEMP being implemented. No opportunities for improvement have been noted.

### **3.16. KEY STRENGTHS**

The key strength of this project is the committed team. Multiplex have a good understanding of the conditions and dedicate enough resources to manage the site. Records show that sub-contractors have a good understanding of relevant requirements.



## 4. RECOMMENDATIONS

### 4.1. SUMMARY OF COMPLIANCE AND NON COMPLIANCES AGAINST CONDITIONS

Three non-compliances were raised in this audit out of a total of 153 conditions.

Table 4-1: Summary of non-compliances

Non Compliance #	Condition	Audit finding and recommendations
<b>Audit 3 # NC 1</b>	<p>A24</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this approval, or such other time as agreed by the Planning Secretary, the Proponent must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(v) 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 approval</p> <p>x) audit reports prepared as part of any independent audit of the development and the Proponent's response to the recommendations in any audit report</p>	<p>The Audit report prepared in August 2020 was not available on the website as at 21//01/2021. As the audit report is the main mechanism for regular reporting on environmental performance of the project this part of the condition has not been met.</p> <p>The August 2020 audit report was not available on the website as required by this part of the condition.</p> <p>The Project team should make the audit report available on the website ASAP.</p>

Non Compliance #	Condition	Audit finding and recommendations
<b>Audit 3 NC #2</b>	<p>A31</p> <p>Within three months of:</p> <p>(b) the submission of an incident report under condition A26 A27;</p> <p>(c) the submission of an Independent Audit under condition C36 C38;</p> <p>(d) the approval of any modification of the conditions of this approval; or</p>	<p>The CEMP has been reviewed in response to these triggers, however DPIE was not notified of the review. It is noted that little or no change to the CEMP was required as a result of any of these events.</p> <p>DPIE should be notified of reviews of the CEMP and other documentation in line with the requirements of this condition.</p>
<b>Audit 3 NC #3</b>	<p>C37 In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018, or as amended), the Proponent must:</p> <p>(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.</p>	<p>The audit found that at the time of the audit, the second audit was not available on the website as required by this condition.</p> <p>The Project team should make the audit report available on the website ASAP.</p>

## 5. CONCLUSION

The audit found three non-compliances with the Conditions of Approval all related to notification requirements and therefore the project is largely being undertaken in accordance with the requirements of the conditions. The document review found that Environmental Management Plans and sub plans are relevant to the site and are being implemented.

In summary the audit found three non-compliances, 77 compliances and 73 conditions that were not triggered.

The table below shows the compliances against each part of the conditions.

Condition Part	Compliances	Non Compliances	Not triggered
A	13	2	17
B	33	0	3
C	31	1	7
D			31
E			15

## APPENDIX A AUDIT PROTOCOL

Status	Description
Compliant (C)	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 (NC)	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 (NT)	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.

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>PART A - ADMINISTRATIVE CONDITIONS</b>			
	<b>Obligation to Minimise Harm to the Environment</b>			
<b>SC2-A1</b>	In addition to meeting the specific performance measures and criteria in this approval, 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.	CEMP Subplans Project records Site visit	A review of the conditions and the implementation of the EMPs and subplans found that all reasonable and feasible measures committed to were being implemented in accordance with these requirements. In addition the site visit noted that the site was well managed and being prepared for the imminent very heavy rain forecast.	C
	<b>Terms of Approval</b>			
<b>SC2-A2-a</b>	The development may only be carried out: (a) in compliance with the conditions of this approval	Site inspection Compliance reporting and audit reports	The project is being undertaken in accordance with the approval as modified by MOD 1 on the 23 January 2020 and MOD 2 on the 31/8/2020	C
<b>SC2-A2-b</b>	(b) in accordance with all written directions of the Planning Secretary;	<a href="https://www.planning.portal.nsw.gov.au/major-projects/project/26581">https://www.planning.portal.nsw.gov.au/major-projects/project/26581</a>	There have been no written directions to date.	NT
<b>SC2-A2-c</b>	(c) generally in accordance with the EIS, Preferred Infrastructure Report and Additional Information;	Staff interviews & Site visit CEMP and subplans	MOD 2 was approved on the 31/8/2020	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		EIS PIR		
<b>SC2-A2-d</b>	(d) generally in accordance with the approved plans in the table below:	<p>Modification 2 – Consolidated approval</p> <p>Group DLA Progress inspection report No 4 11 – 17 June 2020</p> <p>Group DLA Progress inspection report No 5 dated 1 September 2020 &amp; inspection report dated 16 October &amp; 6 November 2020,</p> <p>Emails Multiplex – TTW (15/7/2020 – 5/8/2020)</p>	<p>There have been minor changes to revisions to these plans as identified in Mod 1 which has now been approved and forms these consolidated approval. These changes have been incorporated into this table – noted in Bold and Strikethrough text.</p> <p>The audit reviewed a number of Progress inspection report undertaken by the certifiers. This report raised some minor issues in relation to BCA compliance but no issues in relation to approved plans. Issues raised included:</p> <ul style="list-style-type: none"> <li>• Fire Stair tread and riser dimensions Fire stair handrail and barrier landings (outstanding)</li> <li>• Plasterboard installation and plasterboard junctions</li> <li>• Ceiling insulation</li> </ul> <p>Inspection report No. 5 showed that inspection issues raised in the previous audit and documented in Progress Inspection report No. 4 had been closed out aside from the Stair risers and Fire stair handrailing not consistent with BCA tolerances and plasterboard installation.</p> <p>New issues raised included:</p> <ul style="list-style-type: none"> <li>• Fire door compliances</li> <li>• Fire Hydrant outlets</li> <li>• Fire Hydrant boosters</li> <li>• Wall insulation</li> </ul>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
			<p>A review of subsequent reports in October noted that the Handrail and Stair risers had been closed out.</p> <p>Fire Hydrant, stairs and plaster board issues are still in the process of being closed out with sub contractors.</p>	
	<b>Architectural plans prepared by BVN</b>			
	01A-AX0-102 – 3 - SITE PLAN - 25/09/19			C
	11B-B00-100 -HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL LOWER GROUND 25/09/19			C
	11B-100-100 - 14 HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL GROUND 25/09/19			C
	11B-100-100 – 47 <b>19</b> - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 01 <del>25/09/19</del> <b>15/04/20</b>			C
	11B-200-100 – 16 - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 02 25/09/19			C
	11B-300-100 – 45 <b>17</b> - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 03 <del>25/09/19</del> <b>14/04/20</b>			C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	11B-400-100 - 45 <del>17</del> HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 04 <del>25/09/19</del> <b><u>14/04/20</u></b>			C
	11B-500-100 - 15 HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 05 25/09/19			C
	11B-600-100 - 3 - HOSPITAL - LV06 - GENERAL ARRANGEMENT 25/09/19			C
	11B-600-102 – 14 - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 06 MEZZANINE 25/09/19			C
	11B-600-103 - 2 - HOSPITAL - LV06 ROOF - GENERAL ARRANGEMENT 25/09/19			C
	11C-A00-102 – 44 <del>15</del> HOSPITAL – ELEVATIONS NORTH AND SOUTH <del>18/09/19</del> <b><u>10/08/20</u></b>			c
	11C-A00-101 – 44 <del>15</del> HOSPITAL – ELEVATIONS EAST AND WEST <del>18/09/19</del> <b><u>10/08/20</u></b>			C
	11C-A00-103 – 44 <del>15</del> HOSPITAL – ELEVATIONS PART EAST AND WEST 18/09/19 <b><u>30/04/20</u></b>			C
	SK408 - BUILDING SECTIONS 04/02/19 (as marked)			C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	SK414 (as marked) - 2 (as marked) MAITLAND HOSPITAL MATERIALS BOARD -			C
	<b>Landscape drawings prepared by <i>Black Beetle pty Ltd</i></b>			
	BBE-LSA- DRW-GXO- 100 - 14 COVER SHEET & KEY PLAN 31.10.19			NT
	BBE-LSA- DRW-GA1- 1A1 – 02 - Landscape General Arrangement Plan Quadrant A1 05.09.19			NT
	BBE-LSA- DRW-GA2- 1A2 - 02 - Landscape General Arrangement Plan Quadrant A205.09.19			NT
	BBE-LSA- DRW-GA3- 1A3 - 06 - Landscape General Arrangement Plan Quadrant A309.09.19			NT
	BBE-LSA- DRW-GA4- 1A4 - 07 - Landscape General Arrangement Plan Quadrant A4 31.10.19			NT
	BBE-LSA- DRW-GB1- 1B1 - 02 - Landscape General Arrangement Plan Quadrant B1 - 05.09.19			NT
	BBE-LSA- DRW-GB2- 1B2 - 02 - Landscape General Arrangement Plan Quadrant B2 09.05.19			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	BBE-LSA- DRW-GB3- 1B3 - 05 - Landscape General Arrangement Plan Quadrant B3 05.09.19			NT
	BBE-LSA- DRW-GB4- 1B4 - 05 - Landscape General Arrangement Plan Quadrant B4 05.09.19			NT
	BBE-LSA- DRW-GC0- 103 - 10 - Landscape General Arrangement Plan Quadrant C0 05.09.19			NT
	BBE-LSA- DRW-G10- 110 – 07 - Landscape General Arrangement Plan Quadrant 10 - 09.09.19			NT
	BBE-LSA- DRW-G20- 120 - 06 - Landscape General Arrangement Plan Quadrant 20 05.09.19			NT
	BBE-LSA- DRW-G30- 130 - 10 - Landscape General Arrangement Plan Quadrant 30 31.10.19			NT
	BBE-LSA- DRW-G40- 140 - 05 - Landscape General Arrangement Plan Quadrant 40 05.09.19			NT
	BBE-LSA- DRW-GD1- 1D1 - 05 - Landscape General Arrangement Plan Quadrant D1 05.09.19			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	BBE-LSA- DRW-GD2- 1D2 - 05 - Landscape General Arrangement Plan Quadrant D2 05.09.19			NT
	BBE-LSA- DRW-GD3-1D3- 05 Landscape General Arrangement Plan Quadrant D3 05.09.19			NT
	BBE-LSA- DRW-GD4- 1D4 - 01 - Landscape General Arrangement Plan Quadrant D4 05.09.19			NT
	BBE-LSA- DRW-GE0- 106 - 10 - Landscape General Arrangement Plan Quadrant E0 05.09.19			NT
	BBE-LSA- DRW-GF1- 1F1 - 05 Landscape General Arrangement Plan Quadrant F1 05.09.19			NT
	BBE-LSA- DRW-GF2- 1F2 - 05 - Landscape General Arrangement Plan Quadrant F2 09.09.19			NT
	BBE-LSA- DRW-GG1- 1G1 - 05 - Landscape General Arrangement Plan Quadrant G1 05.09.19			NT
	BBE-LSA- DRW-GG2- 1G2 - 01 - Landscape General Arrangement Plan Quadrant G2 05.09.19			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	BBE-LSA- DRW-GXO- 300 - <del>06</del> <b>08</b> - PLANT SCHEDULES AND NOTES <del>16.09.19</del> <b>18.11.19</b>			NT
	BBE-LSA- DRW-L41- 1L41 – 09 - General Arrangement Plan Mortuary Courtyard Lower Ground Level Quadrant 41 09.09.19			NT
	<del>BBE-LSA- DRW-142- 1142 - 05 - General Arrangement Plan Multi Faith Courtyard Ground Level Quadrant 42 09.09.19</del> <b>BBE-LSA- DRW-042- 1042 06 General Arrangement Plan Ground Level Imaging Courtyard Quadrant 42 18.11.19</b>			NT
	<b>BBE-LSA- DRW-141- 1141 03 General Arrangement Plan Level 01 Southern Courtyard Quadrant 41 18.11.19</b>			NT
	BBE-LSA- DRW-323- 1323 - <del>07</del> <b>10</b> - General Arrangement Plan Rehabilitation Courtyard Level 03 Quadrant 23 <del>09.09.19</del> <b>18.11.19</b>			NT
	<del>BBE-LSA- DRW-324- 1324 - 07 <b>09</b>- General Arrangement Plan Mental Health Courtyard Level 03 Quadrant 24 09.09.19</del> <b>General Arrangement Plan Level 03 Mental Health Courtyard Quadrant 24 18.11.19</b>			NT
	BBE-LSA- DRW-344- 1344 – <del>04</del> <b>06</b> - General Arrangement Plan Mental Health Courtyard Level 03 Quadrant 44 <del>09.09.19</del> <b>18.11.19</b>			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	BBE-LSA- DRW-523- 1523 - <del>05</del> <b>07</b> - General Arrangement Plan Paediatric Courtyard Level 05 Quadrant 23 <del>09.09.19</del> <b>18.11.19</b>			NT
	BBE-LSA- DRW-123- 1123 - <del>02</del> <b>-03</b> General Arrangement Plan Level 01 <b>Birthing Courtyard</b> Quadrant 23 <del>16.09.19</del> <b>18.11.19</b>			NT
	BBE-LSA- DRW-124- 1124 - <del>04</del> <b>03</b> - General Arrangement Plan Level 01 <b>ICU Courtyard</b> Quadrant 24 <del>09.09.19</del> <b>18.11.19</b>			NT
	BBE-LSA- DRW-140- 1140 - 01 - General Arrangement Plan Level 01 Quadrant 40 19.06.19			NT
	<b>[SSI-9775-Mod-1] [SSI-9775-Mod-2]</b>			
<b>SC2-A3a</b>	Consistent with the requirements in this approval, the Planning Secretary may make written directions to the Proponent in relation to:  (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this approval, including those that are required to be, and have been, approved by the Planning Secretary;		There have been no written directions to date.	NT
<b>SC2-A3-b</b>	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		There have been no written directions to date.	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2-A3-c</b>	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.		There have been no written directions to date.	NT
<b>SC2-A4</b>	The conditions of this approval and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		There have been ambiguities to date	NT
	<b>Limits of Approval</b>			
<b>SC2-A5</b>	This approval lapses five years after the date of approval unless work is physically commenced.		The modified approval Mod 2 was issued on the 31/8/2020.	NT
	<b>Planning Secretary as Moderator</b>			
<b>SC2-A6</b>	In the event of a dispute between the Proponent 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.	Interviews with staff	There have been no disputes to date	NT
	<b>Evidence of Consultation</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2-A7	Where conditions of this approval require consultation with an identified party, the Proponent must:	NMH – MCC Monthly meeting minutes 14 October 2020	Consultation has occurred with Transport for NSW, Maitland City Council and the DPIE.  Maitland City Council regarding the HIP  Ongoing regular consultation with Council regarding progress, access and parking.	C
SC2-A7-a	(a) consult with the relevant party prior to submitting the subject document for information or approval; and			C
SC2-A7 – b - i	(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	Aconex records	Project documentation is stored in Aconex field. Details of consultation in regard to preparation of Environmental Management Plans (B11, B12, B14, and B15) were readily available and provided adequate detail on consultation matters.	C
SC2-A7 – b - ii	(ii) details of any disagreement remaining between the party consulted and the Proponent and how the Proponent has addressed the matters not resolved.			NT
	<b>Staging</b>			
SC2-A8	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of		The project has not been staged. A separate approval was issued for the early works.	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).			
<b>SC2 – A9</b>	A Staging Report prepared in accordance with condition A8 must:		The project has not been staged.	NT
<b>SC2 – A9 - a</b>	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;		The project has not been staged.	NT
<b>SC2 – A9 - b</b>	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);		The project has not been staged.	NT
<b>SC2 – A9 - c</b>	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and		The project has not been staged.	NT
<b>SC2 – A9 - d</b>	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging		The project has not been staged.	NT



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 - A10</b>	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.		The project has not been staged.	NT
<b>SC2 - A11</b>	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.		The project has not been staged.	NT
	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>			
<b>SC2 – A12 – a</b>	The Proponent may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	CEMP and sub plans	All plans have been submitted for the entirety of Stage 2 and have not been staged.	NT
<b>SC2 – A12 – b</b>	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this approval (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	CEMP and sub plans	All plans have been submitted for the entirety of Stage 2 and have not been combined.	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – A12 - c</b>	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this approval (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this approval are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	CEMP and sub plans	There is a process in the CEMP for undertaking revisions for required improvements or in response to modifications, non conformances and/or incidents. The CEMP has been reviewed however no substantial changes have been made	NT
<b>SC2 - A13</b>	The Planning Secretary must approve any strategy, plan or program prepared in accordance with condition <del>A15</del> <b>A12</b> where previously approved by the Planning Secretary under this consent.			NT
<b>SC2 - A14</b>	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this approval.			NT
<b>SC2- A15</b>	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		In relation to this Stage 2 approval as modified by Modification 1 there have been no updated to strategies plans or programs to date.  MOD 2 design plan changes approved 31/8/2020	C
	<b>Structural Adequacy</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 - A16</b>	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><b>Note:</b> Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development</p>	<p>Taylor Thomson Whitting (TTW) PTY Ltd Letter dated 14 June 2019</p> <p>TTW Structural design certificate Stage 2 dated 26/6/2020</p>	<p>TTW have certified that the structural design has been prepared in accordance with the requirements of BCA Clauses B1.1, B1.2 and B1.4.</p> <p>TTW have certified that the structural design has been prepared in accordance with the requirements of BCA 2016 Clauses B1.1, B1.2, B1.4, the following Australian Standards:</p> <ul style="list-style-type: none"> <li>AS 1170.0-2002 Structural design actions – General principles</li> <li>AS 1170.1-2002 Structural design actions – Permanent, imposed and other actions</li> <li>AS 1170.2-2011 Structural design actions – Wind actions</li> <li>AS 1170.4-2007 Structural design actions – Earthquake actions in Australia</li> <li>AS 3700-2011 Masonry Structures</li> <li>AS 4100-1998 Steel Structures</li> <li>AS 3600-2009 Concrete Structures</li> </ul>	C
	<b>External Walls and Cladding</b>			
<b>SC2- A17</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>TTW letter dated 18 November issuing a compliance statement regarding external walls and cladding</p> <p>Group DLA Building Certificate for crown building work dated 7/4/2020</p>	<p>The design statement issued by TTW confirms that the external walls of buildings complies with the relevant requirements of the BCA.</p> <p>TTW certification external walls and cladding confirms that the external walls of buildings complies with the relevant requirements of the BCA.</p> <p>The audit reviewed TTW site inspections and found that they occurred in order to check the progress of installation of</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		TTW certification external walls and cladding dated 4/3/2020  TTW site inspection report 25/5/2020 – external walls and cladding inspection	walls and cladding and therefore to determine compliance with BCA requirements.	
	<b>Site Contamination</b>			
<b>SC2 - A18</b>	Remediation approved as part of this approval must be carried out in accordance with the New Maitland Hospital, Part Lot 401, Remediation Action Plan / Contamination Management Plan dated September 2019 and prepared by GHD Pty Ltd.	Part Lot 401, Remediation Action Plan / Contamination Management Plan dated September 2019 and prepared by GHD Pty Ltd.  Site visit  NMH Part Lot 401 Sub lease document	Remediation has not commenced. However there has been no works in this area to date. Acquisition of this property is not yet completed.  It is noted that remediation is about to commence on the CSR lands under an agreement	NT
	<b>Design and Construction for Bush Fire</b>			
<b>SC2 - A19</b>	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in	BUSHFIRE ASSESSMENT	The Bushfire Assessment report and the BPAD certificate were reviewed. These documents demonstrated that the	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	REPORT -NEW MAITLAND HOSPITAL- STAGE 2 (Newcastle Bushfire Consulting 2/4/2019)  Bushfire Planning and Design Certificate Dated 6/3/2019	building will comply with the requirements of the condition. Section 3.5 of the Bushfire Assessment Report states the building will be constructed to BAL 12.5	
<b>SC2 – A20</b>	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	BUSHFIRE ASSESSMENT REPORT -NEW MAITLAND HOSPITAL- STAGE 2 (Newcastle Bushfire Consulting 2/4/2019)  Bushfire Planning and Design Certificate Dated 6/3/2019	Section 4 of the Bushfire Assessment Report states that utility Service comply with this requirement including water (Section 4.1), electricity (Section 4.2) and Gas (Section 4.3)	C
	<b>Applicability of Guidelines</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – A21</b>	References in the conditions of this approval 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 approval.		Noted – the audit did note any updated guideline, protocol, Australian Standard or policy subsequent to the release of this approval	NT
<b>SC2 – A22</b>	Consistent with the conditions of this approval and without altering any limits or criteria in this approval, the Planning Secretary may, when issuing directions under this approval 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.		There have been no directions issued by the Secretary to date.	NT
	<b>Monitoring and Environmental Audits</b>			
<b>SC2- A23</b>	<p>Any condition of this approval that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the approval 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</p>	<p>Site inspection records</p> <p>VGT monitoring records refer to condition C7</p>	<p>Monitoring that is being conducted includes:</p> <ul style="list-style-type: none"> <li>• VGT Dust monitoring</li> <li>• Groundwater monitoring</li> </ul>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<i>compliance with the approval or the environmental management or impact of the development.</i>			
	<b>Access to Information</b>			
<b>SC2 – A24</b>	At least 48 hours before the commencement of construction until the completion of all works under this approval, or such other time as agreed by the Planning Secretary, the Proponent must:	Screenshot of website time stamped 10 December 2019	Information in this condition was available on the website on the 10 December 2019, construction commenced on the 12 December 2019.	C
<b>SC2 – A24 - a</b>	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Website <a href="http://newmaitlandhospital.health.nsw.gov.au/">http://newmaitlandhospital.health.nsw.gov.au/</a>	These documents are available on the website	C
<b>SC2 – A24 – i</b>	(i) the documents referred to in condition A2 of this approval;	Website	The plans in A2 are available on the website	C
<b>SC2 – A24 - ii</b>	(ii) all current statutory approvals for the development;	Website	Approvals and/or the link to DPIE website are available	C
<b>SC2 – A24 - iii</b>	(iii) all approved strategies, plans and programs required under the conditions of this approval;	Website	The EMP and sub plans are available on the website	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2 – A24 - iv	(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 approval;	Website Email dated 3/5/2020 CBRE- HI -multiplex	A review of the website found that the February 2020 Audit report and the compliance report have been made publicly available following the 60 day period required by B35 and C37. However the Audit report prepared in August 2020 was not available on the website as at 21/01/2021. As the audit report is the main mechanism for regular reporting on environmental performance of the project this part of the condition has not been met.	Audit 3 NC#1
SC2 – A24 - v	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this approval, or any approved plans and programs;	Website, plans and records	It is noted that there is no formal monitoring required by the conditions. Monitoring results are on the website as included in the compliance report and the Independent Audit report (NGH Feb 2020)	C
SC2 – A24 - vi	(vi) a summary of the current stage and progress of the development;	Website	Project updates and summaries are available on the website. The latest update was on the 13 January 2021..  There is a contact us page on the website.  There is no complaints register available on the website. It is however noted that no complaints have been received  Multiplex have their own complaints register but have received no complaints	C
SC2 – A24 - vii	(vii) contact details to enquire about the development or to make a complaint;	Website	There is a contact us page on the website	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – A24 - viii</b>	(viii) a complaints register, updated monthly;	Website	There have been no complaints to date. However the audit noted that there is no complaints register on the website as required by this condition. As there have been no complaints, the requirement to display a complaints register, updated monthly has been raised as an Opportunity for Improvement.	C
<b>SC2 – A24 - ix</b>	(ix) audit reports prepared as part of any independent audit of the development and the Proponent's response to the recommendations in any audit report;		The August 2020 audit report was not available on the website as required by this part of condition	Audit 3 NC#1
<b>SC2 – A24 (x)</b>	(x) any other matter required by the Planning Secretary; and			NT
<b>SC2 – A24 - b</b>	(xi) keep such information up to date, to the satisfaction of the Planning Secretary.	MOD 1 and 2 documentation	There has been a modification to the revision number of the plans referenced in A2 and the statutory approval, these have been approved by DPIE as referenced in Modification1 to the approved project.  MOD 2 documentation including an Environmental Assessment report (Urbis 2020) has been submitted to planning and is available on the planning portal and the consolidated consent under MOD 2	C
	<b>Compliance</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – A25</b>	The Proponent 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 approval relevant to activities they carry out in respect of the development.	Contract documents to all subcontractors Aconex email dated 19 December 2019 and again 6 January 2020 (stamped drawings)  Project Induction Rev 9 16/1/2021	Relevant requirements are included in the induction. A copy of the conditions are available as a printed copy in the induction room (sighted at audit). The location of these conditions is noted in the induction. Also included in the induction are: <ul style="list-style-type: none"> <li>• Construction boundary</li> <li>• Working hours</li> <li>• Complaints</li> <li>• Traffic arrangements and access</li> <li>• Emergency and incident response</li> <li>• BC requirements</li> <li>• Relevant requirements of the EMP and subplans</li> <li>• Unexpected finds – contamination and Aboriginal heritage</li> </ul>	C
<b>Incident Notification, Reporting and Response</b>				
<b>SC2 – A26</b>	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Proponent 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.	Email from DPIE dated 24 January noting receipt of the incident.  EMAIL from HI notifying the department of reporting the incident on 22 January 2020	Two incidents occurred on the 21 <sup>st</sup> January 2020 and notification to the department occurred on the 22 <sup>nd</sup> . Both incidents were safety related and no environmental harm was caused.  A further incident occurred on the 6 May 2020. The incident related to a safety issue. The audit found that the incident was notified in writing in compliance with this condition.  A further two incidents have occurred in this reporting period.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		<p>Incident report and associated documentation in email dated 3 June 2020</p> <p>Email from HI to DPIE notifying of incident dated 20 January 2021</p> <p>Email from HI to DPIE notifying of incident dated 18 November 2020</p> <p>Incident report and associated documentation in email dated 10/12/2020</p>	<p>13 January 2021. The incident related to a safety issue. The audit found that the incident was notified in writing in to DPIE compliance with this condition.</p> <p>12 November 2020 - The incident related to a safety issue. The audit found that the incident was notified in writing in compliance with this condition and a full report provided on the 10/12/2020.</p>	
<b>SC2 – A27</b>	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> .	Documents as above for A 26	<p>Notification to the Department in accordance with these requirements was undertaken for the incidents in the previous reporting period (21-22 January 2020 &amp; 6 May 2020). Notification for the May Incident was provided prior to the 5 June 2020.</p> <p>12 November 2020 - The audit found that the incident was notified in writing in compliance with this condition and a full report provided on the 10/12/2020.</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
			The requirement for a full report for the January 2021 incident had not been triggered at the time of the audit. Notification of the incident was provided to the department.	
	<b>Non-Compliance Notification</b>			
<b>SC2 – A28</b>	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Proponent becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Emails HI – DPIE re IAR submission dated 3/3/2020	Two non compliances were raised in the previous audit report. The planning secretary was made aware of the non compliance within 7 days of the Independent audit report (IAR) via the submission of the IAR and HI responses on the 3/3/2020. The final audit report was provided to HI, CBRE and Multiplex on the 27/2/2020, therefore this notification is within the 7 day period.  No new con compliances were raised in the August 2020 audit.	C
<b>SC2 – A29</b>	The notification must identify the development and the application number for it, set out the condition of approval that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.			NT
<b>SC2 – A30</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Revision of Strategies, Plans and Programs</b>			
<b>SC2-A31 - a</b>	Within three months of: (a) the submission of a compliance report under condition <del>B34</del> <b>B31</b> ;	Notification to planning letter dated 6 April 2020  Notification letter to planning re Pre construction compliance report dated 12/12/2020	Notification of the review of the strategies to the secretary occurred on the 6 April 2020, in response to A31 c and d and there. The modification was approved on the 23 January 2020 and the IAR was submitted to the DPIE on the 3 March 2020. Therefore the notification of the review of strategies occurred within the Three month period.  It is noted that the DPIE was not notified of a review of strategies within three months of the submission of the pre-construction compliance report. The auditor notes that as the plans and strategies were just prepared and submitted to planning for construction commencement, and the pre construction compliance report did not raise any non – conformances and therefore Multiplex determined that strategies and plans did not need to be revised, then resubmission of a review of strategies is not perceived as the intended intent of this condition.	C
<b>SC2-A31 - b</b>	(b) the submission of an incident report under condition <del>A26</del> <b>A27</b> ;	Notification to planning letter dated 6 April 2020  CEMP Rev 6	Notification of the review of the strategies to the secretary occurred on the 6 April 2020.  A further revision of CEMP was undertaken in response to incidents that occurred in May 2020, however the DPIE was not notified of this revision.	Audit 3 NC#2
<b>SC2-A31 - c</b>	(c) the submission of an Independent Audit under condition <del>C36</del> <b>C38</b> ;	Notification to planning letter dated 6 April 2020	Notification of the review of the strategies to the secretary occurred on the 6 April 2020.	NC

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		CEMP Rev 6	A further review of the CEMP was undertaken as result of the submission of the audit report, however DPIE were not notified of this revision.	
<b>SC2-A31 - d</b>	(d) the approval of any modification of the conditions of this approval; or	Notification to planning letter dated 6 April 2020 CEMP Rev 6	Notification of the review of the strategies to the secretary occurred on the 6 April 2020.  A further revision of the CEMP was undertaken post MOD 2 approval, however the Department was not notified of this revision.	Audit 3 NC#2
<b>SC2-A31 - e</b>	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,			NT
<b>SC2-A31</b>	the strategies, plans and programs required under this approval must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	CEMP Rev 4 dated December 2019 CEMP Rev 5 dated April 2020	The consolidated approval is dated 23 January 2020.  A pre construction compliance report was prepared in December 2019. An independent audit occurred in January 2020.  The CEMP includes a review process. A review of the CEMP was undertaken on the 30 April 2020.  Notification of the review of the strategies to the secretary occurred on the 6 April 2020, therefore is not within the three month period of the compliance report which was prepared in December and submitted to planning on 12 December 2020.  The audit has noted the pre construction compliance report did not raise any non – conformance and therefore	Audit 3 NC#2

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
			Multiplex determined that strategies and plans did not need to be revised. The DPIE secretary was notified of the review on the 6 April 2020	
<b>SC2-A32</b>	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this approval must be revised, and submitted to the Certifier or to the satisfaction of the Planning Secretary, where previously approved by the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier within six weeks of the review.</p> <p><i><b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Ethos Urban letter to CBRE 29 May 2020</p> <p>Group DLA email dated 2 June 2020</p>	<p>MOD 1 was approved on the 23 January 2020. MOD2 is currently is currently with planning. Plans have been revised to cater for MOD a and MOD 2. MOD 2 plans have been submitted to the certifier as evidenced by letter from 6 April 2020. Group DLA (project certifier) reviewed the plans and determined a modification is required as evidenced by the email dated 2 June 2020.</p> <p>MOD 2 has been approved and forms the consolidated consent (31//8/2020) The CEMP was a reviewed as a result but not changes to the CEMP was required other than reference to the MOD2 which have already been submitted to the certifier and planning.</p>	C
	<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>			
	<b>Notification of Commencement</b>			
<b>SC2 – B1</b>	The Proponent must notify the Planning Secretary in writing of the dates of commencement of construction and operation at least 48 hours before those dates.	Email dated 9 December to DPIE	<p>A 'Notification of Commencement' was issued by the Proponent to the Planning Secretary on 9 December, 2019.</p> <p>Construction commenced on Thursday 12 December, 2019.</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2- B2</b>	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<a href="https://www.planning.portal.nsw.gov.au/major-projects/project/26581">https://www.planning.portal.nsw.gov.au/major-projects/project/26581</a>	The project is not being staged.	NT
	<b>Certified Drawings</b>			
<b>SC2 – B3</b>	Prior to the commencement of construction, the Proponent must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this approval.	TTW SSI Stage 2 Construction certificate dated 23/10/19	TTW confirmed that they have received all structural drawings and confirms that all comply with the approval	C
	<b>External Walls and Cladding</b>			
<b>SC2 – B4</b>	Prior to the commencement of construction, the Proponent must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Proponent must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Email dated 10 December 2019 from HI to DPIE  TTW letter dated 18 November issuing a compliance statement regarding external walls and cladding  Meeting invite for 20 November 2019	External walls and cladding compliance documentation was sent to the DPIE on the 10 December 2019. Documentation included a compliance statement from TTW regarding the external walls and cladding.  Meeting invite that included the certifier and multiplex were compliance with this condition was discussed and evidence presented to the certifier was held on the 20 November 2019.  Technically the documentation to the certifier and that submitted to DPIE occurred over more than 7 days. However it is noted that the certifier was issued with the documentation, based on draft conditions (issued by the	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		TTW compliance certification for external walls and cladding dated 4 March 2020	<p>department on 13 November 2019). The audit reviewed the draft conditions and has found that B4 remained unchanged between the draft and final conditions. The audit found that TTW issued a compliance statement for this condition on the 18 November 2019, which was then discussed at a meeting on the 21 November 2019 and provided to Group DLA – the certifier on the 21 November 2019.</p> <p>The audit found that HI submitted all documentation in relation to this condition within 4 days of receiving the final condition. It is noted that HI did not go back to the certifier and reconfirm this documentation. However, although a copy of the documentation given to the Certifier was not given to the Planning Secretary within seven days period; it was provided to DPIE as soon as possible after the final conditions had been released. Therefore the audit has concluded that the proponent has met with the intent of this condition.</p> <p>There has been ongoing compliance checks by group DLA to ensure construction of external walls and cladding is in accordance with the plans.</p> <p>Final certification for external walls and cladding was provided by TTW on the 4 March 2020.</p>	
	<b>Protection of Public Infrastructure</b>			
<b>SC – B5 - a</b>	<p>Prior to the commencement of construction, the Proponent must</p> <p>(a) 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</p>	<p>Emails to providers:</p> <ul style="list-style-type: none"> <li>NBN November 2018</li> <li>NBN via Mirait</li> </ul>	<p>Consultation with providers has been ongoing since as early as 2017</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	of the affected infrastructure;	<p>(NBN Provider) 25-26 March 2020</p> <ul style="list-style-type: none"> <li>Ausgrid December 2018</li> </ul> <p>Approved NBN plans dated 31/10/2019</p> <p>Letters to</p> <ul style="list-style-type: none"> <li>Hunter water dated 23 April 2019</li> </ul>	<p>Consultation was undertaken with the following as evidenced by emails provided at the audit:</p> <ul style="list-style-type: none"> <li>Commencing 16 November -2018 – march 2020 with NBN Co (and Mirait – approved NBN provider) regarding getting NBN to the site.</li> <li>Consultation with Ausgrid regarding temporary connection for the early works was undertaken on the 20/12/2018 and 27/9/2018.</li> <li>Correspondence with Hunter Water in relation to connection of a hot tap tee and valve</li> </ul> <p>Consultation with NBN has been ongoing with approved plans dated 31/10/2019 and construction plans for NBN connection completed in March 2020.</p>	
<b>SC – B5 - b</b>	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Douglas Partners Pavement Condition and Dilapidation Survey dated 25 November 2019	Douglas partners undertook a pavement condition survey and dilapidation survey on relevant sections of Metford Road, Fieldsend Street and the former PGH access pavement, Metford, together with the existing clubhouse building at Fieldsend Oval.	C
<b>SC – B5 - c</b>	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	<p>Email dated 10 December 2019 from HI to DPIE</p> <p>Email dated 4 December 2019 from HI/CBRE and</p>	<p>HI Sent the dilapidation report to DPIE on the 10 December 2019</p> <p>The dilapidation report was submitted to Council on the 4 December 2019, confirmation that MCC had received the report was received on the 9 December 2019</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		Maitland City Council MCC  Email dated 26/11/2019 from Multiplex to the Certifier	The Dilapidation report was sent to the Certifier on the 26/11/2019	
	<b>Ecologically Sustainable Development</b>			
<b>SC – B6 - a</b>	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Proponent must demonstrate that ESD is being achieved by either  (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or	Email from HI to DPIE dated 12 December 2019	Notification of an alternative process was provided to the department on the 12 December 2019.	C
<b>SC – B6 - B</b>	(b) seeking approval from the Planning Secretary for an alternative certification process.	Letter from Karen Harragon Director, Social and Infrastructure Assessments As nominee of the Secretary dated 16/12/19	Letter from the department approved the drat of the alternate strategy on the 16 December 2019.	C
	<b>Outdoor Lighting</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC – B7</b>	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	JHA Design Statement Dated 15 November 2018	JHA have confirmed in the design statement that all lighting is designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	C
	<b>Environmental Management Plan Requirements</b>			
<b>SC2 – B8</b>	Management plans required under this approval must be prepared in accordance with relevant guidelines, and include:	CEMP and subplans	A detailed review of the subplans has been undertaken under Conditions B13- B18. D	C
<b>SC2 – B8 - a</b>	(a) detailed baseline data;	CEMP and Sub plans	Baseline data including <ul style="list-style-type: none"> <li>Construction noise criteria is included in Appendix 8 of the CEMP</li> <li>Soil and water management data in Appendix 9 of the CEMP</li> <li>Contamination data in Appendix 10 of the CEMP</li> <li>Location of potential archaeological material in Appendix 11 of the CEMP</li> <li>Ecological constraints and data in Appendix 12 of the CEMP</li> </ul>	C
<b>SC2 – B8 - bi</b>	(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	CEMP section 1.7.1	The CEMP includes a list of relevant legislation. It is noted that as per the recommendation made in the first	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
			independent audit of the main works that the legislation table has been updated to include relevant legislation.	
<b>SC2 – B8 - ii</b>	ii) any relevant limits or performance measures and criteria; and	CEMP and subplans	Limits and performance criteria are included in the CEMP and sub plans, for example the soil and water management plan details water quality discharge criteria and the Noise and Vibration Management Sub plan details the construction noise target.	C
<b>SC2 – B8 - iii</b>	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;	CEMP 3.2 Objectives and Targets	There is a target to continuously monitor and improve environmental performance. The CEMP states that this will be achieved through the inspections conducted fortnightly.	C
<b>SC2 – B8 - c</b>	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	CEMP and subplans	The CEMP and subplans list mitigation measures to be implemented to ensure compliance.	C
<b>SC2 – B8 – d i</b>	(d) a program to monitor and report on the: (i) impacts and environmental performance of the development;	CEMP and compliance reports	Fortnightly monitoring occurs through inspections, reporting also occurs through compliance reports, independent auditing and internal audits.	C
<b>SC2 – B8 – d - ii</b>	ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Inspection checklists dated 7/1/2020, 14/1/2020 and 23/1/2020	The effectiveness of measures to manage the impacts of the project are being managed using a proactive risk based approach. Some examples include: <ul style="list-style-type: none"> <li>Parking on site – was identified as a potential risk</li> </ul>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		<p>Inspection checklists for audit 2 : 24/3/2020; 7/4/202; 16/6/2020 and 7/7/2020</p> <p>Email correspondence Multiplex – CBRE dated 20/1/2020</p> <p>Weekly inspections dated for audit 2: 25/8/2020, 1/9/2020, 20/9/2020, 22/9/2020, 13/10/2020, 20/10/2020 and 17/11/2020.</p>	<p>as onsite parking will be at capacity in the coming months up. As noted under B18 – all parking is to be contained on site. Multiplex have recognised this as a project risk and are proactively resolving this with CBRE (acting on behalf of HI) and ultimately council.</p> <ul style="list-style-type: none"> <li>Weekly inspection checklists are being undertaken and note improvements required on site. A review of the inspection checklist for 7 January 2020 noted that secondary sediment controls should be installed to prepare for forecast rain. The effectiveness of controls is checked during the inspections.</li> </ul> <p>Weekly inspection records for audit 2 and 3 of the main works were reviewed. The audit found that weekly inspections were being undertaken. Environmental Issues inspected included waste and site tidiness, maintenance of erosion and sediment controls dust and air pollution.</p>	
<b>SC2 – B8 - e</b>	(e) 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;	<p>Unexpected finds protocols</p> <p>Incident response plan</p>	Unexpected finds protocols for heritage and contaminated land are included in the CEMP	C
<b>SC2 – B8 - f</b>	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	<p>CEMP</p> <p>Inspection checklists</p>	<p>The CEMP includes a provides for continuous improvement through a series of external and internal audits and inspections</p> <p>The AUDIT found the following in relation to continuous improvement:</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
			<ul style="list-style-type: none"> <li>As noted above and also during the site visit, continuous improvement is instigated through fortnightly inspections</li> <li>CEMP section 1.8 includes a review of plans to instigate project performance.</li> </ul>	
<b>SC2 – B8 – g i</b>	(g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	CEMP 8.1 and 10.2 and BU AUS IMS P DIV 100 – Incident Management	The CEMP includes a process for dealing with incidents and non conformance.	C
<b>SC2 – B8 – g - ii</b>	ii) complaint;	CEMP table 4.1	CEMP Section 4.1 references the Stakeholder and Communications Management Plan. This plan has a process for complaints in Section 7.1.	C
<b>SC2 – B8 – g - iii</b>	iii) failure to comply with statutory requirements; and	CEMP 10.2 Non conformance	There is a process for dealing with non compliances in the CEMP	C
<b>SC2 – B8 – h</b>	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.  <i><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	Section 1.8 of the CEMP	Section 1.8 of the CEMP states:  This plan and relevant environmental sub-plans will be revised: » Six monthly; » In response to future project approvals or modifications; » In response to changes in law, risks or accepted practices; » In response to major changes in site conditions or work methods, or due to incidents;	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	Construction Environmental Management Plan			
<b>SC2 – B9</b>	Prior to the commencement of construction, the Proponent 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:	Email to DPIE from HI dated 10 December 2019	CEMP provided to DPIE and the certifier on 10 December 2019	C
<b>SC2 – B9 – ai</b>	a) Details of: i) hours of work;	CEMP section 1.7.3 (COVID-19 Development-Health Services Facilities) Order 2020	Construction conditions including the hours of work are included in this section of the CEMP. Construction hours have been amended to include extended COVID hours of work in accordance with the COVID Order	C
<b>SC2 – B9 – a – ii</b>	ii) 24-hour contact details of site manager;	CEMP Appendix 13	Details of the site manager are included in the Traffic management plan. 24 hr contact details are also included on the site notice at the gate.	C
<b>SC2 – B9 – a – iii</b>	iii) management of dust and odour to protect the amenity of the neighbourhood;	CEMP Section 14.2	The Dust and Air Quality Management Sub plan details management measures for dust and odour	C
<b>SC2 – B9 – a – iv</b>	iv) stormwater control and discharge;	Soil and Water management sub plan CEMP Section 14.3	Dewatering and stormwater management measures and procedures are included in the Section 14.3 of the CEMP	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B9 – a – v</b>	v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Soil and Water management sub plan CEMP Section 14.3 and Appendix 9	Management measures are included in the relevant plans and a detailed drawing included as an ESCP shows requirements for on ground controls.	C
<b>SC2 – B9 – a – vi</b>	(vi) groundwater management plan including measures to prevent groundwater contamination;	CEMP Appendix 9 Detailed Soil and Water management sub plan Appendix 10 Contamination management plan	Groundwater management is included in the SWMP. Contamination of or contaminated groundwater is included in the Contamination management plan	C
<b>SC2 – B9 – a – vii</b>	vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	CEMP Section 14.10.2	CEMP includes requirements for outdoor lighting in accordance with this condition	C
<b>SC2 – B9 – a – viii</b>	viii) community consultation and complaints handling;	CEMP Section 4.1	CEMP section references the Stakeholder and Communications Management Plan which details the process for enquiries and complaints	C
<b>SC2 – B9 – b</b>	b) Traffic and Pedestrian Management Sub-Plan (see condition <del>B43-B44</del> );	CEMP Section 14.9 and Appendix 13	The Construction Traffic and Pedestrian Management Sub-Plan is included in Appendix 13 and summarised in Section 14.9 of the CEMP	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B9 – c</b>	c) Construction Noise and Vibration Management Sub-Plan (see condition <del>B14</del> <b>B12</b> );	CEMP Section 14.1 and Appendix 8	The Construction Noise and Vibration Management Sub-Plan is included in Appendix 8 and summarised in Section 14.1 of the CEMP	C
<b>SC2 – B9 – d</b>	d) Construction Waste Management Sub-Plan (see condition <del>B15</del> <b>B13</b> );	CEMP section 14.6	The Construction Waste Management Sub-Plan is included in Section 14.6 of the CEMP	C
<b>SC2 – B9 – e</b>	e) Construction Soil and Water Management Sub-Plan (see condition <del>B16</del> <b>B14</b> );	CEMP Section 14.3 and Appendix 9	The Construction Soil and Water Management Sub-Plan is included in Appendix 9 and summarised on Section 14.3 of the CEMP	C
<b>SC2 – B9 – f</b>	f) Aboriginal Cultural Heritage Management Sub-Plan (see condition <del>B17</del> <b>B15</b> );	CEMP Section 14.7 and Appendix 11	The Aboriginal Cultural Heritage Management Sub-Plan is included in Appendix 11 and summarised on Section 14.7 of the CEMP	C
<b>SC2 – B9 – g</b>	g) Biodiversity Management Sub-Plan (see condition <del>B18</del> <b>B16</b> );	CEMP Section 14.8 and Appendix 12	The Biodiversity Management Sub-Plan is included in Appendix 12 and summarised on Section 14.8 of the CEMP	C
<b>SC2 – B9 – h</b>	h) an unexpected finds protocol for contamination and associated communications procedure;	CEMP Appendix 6	The unexpected finds protocol for contamination and associated communications procedure is in Appendix 6 of the CEMP	C
<b>SC2 – B9 – i</b>	i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	CEMP Appendix 6	The unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure is in Appendix 7 of the CEMP	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B9 - j</b>	j) 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;	SWMP and Contamination Management Plan	The SWMP and Contamination management plan both mention that waste must be classified.	C
<b>SC2 – B10</b>	The Proponent must not commence construction of the development until the CEMP is submitted to the Certifier and the Planning Secretary.	Email dated 10 December from HI to DPIE  Emailed dated 21 November 2019 to the Certifier	The CEMP was submitted to the planning Secretary on 10 December 2019. Construction commenced on the 12 December 2019.  The CEMP was submitted to the certifier on the 21/11/2019	C
<b>SC2 – B11 - a</b>	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:  a) be prepared by a suitably qualified and experienced person(s);	CTPMSP 24/9/19 & updated to rev7 13/3/2020  Work Zone Traffic Management Plan Card for Gaven Chandler	Prepared by Gaven Chandler – Operations Manager at Donnelly Services.  Gaven is a licenced Traffic Management Plan Preparer (Card No 0041199696, expiry date 3/5/2020)  Plan has been updated to address changed access arrangements	C
<b>SC2 – B11 – b</b>	b) be prepared in consultation with Council, TfNSW and TfNSW (RMS);	Email correspondence with council on the 9 December 2019  Email correspondence with TfNSW and RMS on	Stakeholders are identified in Section 3 of the TMP  Plans were emailed to council and RMS (TfNSW)	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		the 9 December 2019		
<b>SC2 – B11 – c</b>	c) 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	CTPMSP	The traffic management plan adequately details measure to ensure road safety and network efficiency in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services.	C
<b>SC2 – B11 – d</b>	d) detail heavy vehicle routes, access and parking arrangements.	CTPMSP	Delivery Routes are in Appendix 6 and waste routes are in Appendix 8 of the CTPMSP	C
<b>SC2 – B12 a</b>	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced noise expert;	Noise and vibration Assessment Management Plan	The noise and vibration management plan was prepared by Acoustic Logic Consultancy.	C
<b>SC2 – B12 – b</b>	b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	Noise and vibration Assessment Management Plan	Section 6.1 of the plan details the noise management levels and Section 6.4 and 6.5 detail mitigation strategies to meet the levels	C
<b>SC2 – B12 – c</b>	c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMP Interviews with staff	There are no high noise generating activities as part of Stage 2 works – piling and other high noise activities were covered under the Stage 1 approval.	NT
<b>SC2 – B12 – d</b>	d) include strategies that have been developed with the community, including all noise sensitive receivers where construction noise levels are		The Noise management strategies were publicly displayed as part of the SSI approval process. Since that time further consultation with the community regarding the strategies has	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	predicted to exceed the noise management level, for managing high noise generating works;		not been undertaken. It is noted that there have been no complaints regarding noise. Although there are predicted noise exceedances of the noise management level at the southern boundary there has been no assessment at the closest sensitive receiver. Stage 2 works have not currently included particularly high generating activities such as major excavation/piling rock breaking etc high noise generating activities. Therefore this condition has been assessed as not triggered.	
<b>SC2 – B12 – e</b>	e) describe the community consultation undertaken to develop the strategies in condition <del>B14</del> <b>B12(d)</b> ;		<p>Consultation was undertaken as part of the SSI, this included noise management strategies and measures. No further consultation has been undertaken since the commencement of construction of stage 2.</p> <p>This audit recommends that consultation is undertaken with the southern neighbours and that noise monitoring is undertaken to test if the NML is exceeded at the sensitive receiver (currently the plan states that it is exceeded at the boundary).</p>	NT
<b>SC2 – B12 – f</b>	f) include a complaints management system that would be implemented for the duration of the construction; and	6.4.3 NVMP Stakeholder and Communications Management Plan Rev 2 August 2019	Complaints management is included in the recommendations section and will be managed in accordance with the Stakeholder and Communications Management Plan	C
<b>SC2 – B12 – g</b>	g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition	NVMP	Monitoring of performance is undertaken fortnightly through the environmental inspection checklist. The NVMP notes	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	B40(d) B8(d).		that noise monitoring will be undertaken in response to complaints.	
<b>SC2 – B13 - a</b>	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p>	<p>CWMSP</p> <p>WMP for Stage 2 in the EIS</p> <p>Waste register for June 2020</p>	<p>The WMP for stage 2 in the EIS detailed the quantities of waste predicted to be generated (Table 3 of the WMP)</p> <p>The types of waste generated are included in Section 14.6.5 of the plan.</p> <p>A waste register is maintained for the works.</p> <p>A review of the register for June 2020 shows that waste is classified into each type and recycled vs waste is calculated.</p>	C
<b>SC2 – B13 - b</b>	<p>b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	<p>CWMSP and the Contamination Management Plan</p>	<p>Controls are included in the plan to manage airborne emissions of fibres.</p>	C
<b>SC2 – B14 a</b>	<p>The Proponent must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p>	<p>CEMP CSWMP (GHD October 2019)</p> <p>Email correspondence with Council dated 4 and 9 December 2019</p>	<p>Prepared by GHD. Email documentation shows that council reviewed the plan and raised no objections.</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B14 - b</b>	(b) describe all erosion and sediment controls to be implemented during construction;	CSWMP and ESCP v	Control measures are included in Section 4 of the plan and on the ESCP	C
<b>SC2 – B14 - c</b>	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Section 5.2 of the SWMP	Wet weather requirements and high rainfall events are included in Section 5.2 of the plan and deal with how works will be managed.	C
<b>SC2 – B14 - d</b>	(d) detail all off-Site flows from the Site; and	ESCP Dated November 2020	ESCP details site flows. Revisions of ESCP and controls are occurring as works progress.	C
<b>SC2 – B15 a</b>	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	ACHMSP	The plan was prepared by Archaeological Management and Consulting Group & Streat Archaeological Services, heritage professionals.  Consultation is detailed in Section 4 of the plan stating that registered stakeholders form the ACHAR process continued to be consulted	C
<b>SC2 – B15 - b</b>	(b) be submitted to the Planning Secretary prior to construction of any part of the development;	Email dated 10 December form HI to DPIE	The CEMP along with all sub plans was submitted to the DPIE on the 10 December 2019. Construction commenced on the 12 December 2019.	C
<b>SC2 – B15 - c</b>	(c) procedures to ensure all works are to immediately cease if unexpected archaeological artefacts are found on-site during any stage of the works and appropriate procedures for notification and recommencing works;	ACHMSP	There is a flow chart in Section .5.4 of the ACHMSP and a separate procedure in Appendix 7 of the CEMP	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2 – B15 - d	(d) protocols for the salvage required for the project and also for the long term management of any areas of cultural or archaeological significance, within the project boundaries, but not subject to salvage excavations;	ACHMSP CEMP 14.7.2	Section 5.3.1 details salvage requirements.  Long term management of sites (and salvaged material) is included in the recommendations section of the plan and in the summary heritage management sub plan in the main body of the CEMP.	C
SC2 – B15 - e	(e) a requirement for all salvage works to be carried out under supervision of a qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) for the project; and	ACHMSP CEMP Section 14.7.2	Section 5.3.1 details salvage requirements which complies with this condition. This is also summarised in 14.7.2 of the CEMP.  Note: The surface collection works were completed under the supervision of qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) in Stage 1 of the NMH Project and a detailed summary is included in Appendix 11-C – Surface Collection Report. Of the CEMP	C
SC2 – B15 - f	(f) a requirement for preparation of a final report outlining the results of any salvage work undertaken, which must be prepared in consultation with the project RAPs and should include all comments provided by the project RAPs regarding the salvage process and any long term management of Aboriginal objects.		<b>Note:</b> The Final Report was completed in Stage 1 of the NMH Project and is included in <b>Appendix 11-C – Surface Collection Report</b> .  - <b>Note:</b> The Surface Collection Report concluded that “No archaeological/cultural material that was, in the opinion of the archaeologist and the stakeholders, to not be of similar educational, scientific, representative, and cultural significance was located as such will not be subject to any further assessment” (AMAC, pg.42).	C
SC2 – B16	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:	BMSP	Prepared by Wildthing Environmental Consultants (dated 24 September 2019 )	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	a) be prepared by a suitably qualified and experienced ecologist;			
<b>SC2 – B16 – b</b>	b) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities;	BMSP	Wildthing Environmental Consultants have been engaged as project ecologists.	C
<b>SC2 – B16 – c</b>	c) clearing protocol in accordance with letter titled <i>Re: BDAR for NMH Stage 2 SSI Application 9775 (Revised) – FINAL</i> , prepared by Sclerophyll Flora Surveys and Research Pty Ltd, dated 20 September 2019;	BMSP	clearing protocol in accordance with letter titled <i>Re: BDAR for NMH Stage 2 SSI Application 9775 (Revised) – FINAL</i> is included in Section 2 of the BMSP	C
<b>SC2 – B16 – d</b>	d) measures to minimise the loss of key fauna habitat, including tree hollows;	BMSP	This is a key objective of the plan, strategies include, minimising clearing footprint, fencing of no go zones, nest boxes to compensate for loss.	C
<b>SC2 – B16 – e</b>	e) measures to minimise the impacts on fauna on site, including conducting fauna pre- clearance surveys prior to vegetation clearing;	BMSP	Section 2 of the plan details pre clearance requirements.	C
<b>SC2 – B16 – f</b>	f) controlling weeds and feral pests;	BMSP Site inspection  Bush regeneration plan 12/6/2020	Section 2 of the plan includes measures to manage weeds and pests.  Weed management is planned to commence. A bush regeneration plan has been prepared and as part of this plan weed management will occur in the remnant vegetation ground layer system in the disturbed roadside zone Metford Road, adjacent to the natural remnant vegetation area to the South West of the nominated area involved.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B16 - g</b>	g) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and	BMSP	Section 2 of the plan includes no go zones and fencing requirements	C
<b>SC2 – B16 - h</b>	h) a program to monitor the effectiveness of the measures in the BMSP.	BMSP	Monitoring requirements are included in Section 3 of the plan	C
<b>SC2 – B17</b>	A Driver Code of Conduct must be prepared and communicated by the Proponent to heavy vehicle drivers and must address the following:	Construction traffic and Pedestrian Management Sub plan	Included in Appendix 7 of the CTPMSP	C
<b>SC2 – B17 - a</b>	(a) minimise the impacts of earthworks and construction on the local and regional road network;		Included in Appendix 7 of the CTPMSP	C
<b>SC2 – B17 - b</b>	(b) minimise conflicts with other road users;		Included in Appendix 7 of the CTPMSP	C
<b>SC2 – B17 - c</b>	(c) minimise road traffic noise; and		Included in Appendix 7 of the CTPMSP	C
<b>SC2 – B17 - d</b>	(d) ensure truck drivers use specified routes.		Included in Appendix 7 of the CTPMSP	C
	<b>Construction Parking</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B18</b>	Prior to the commencement of construction, the Proponent must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities, unless otherwise agreed with Council.	Multiplex, Construction Environmental Management Plan  Email consultation between CBRE and Multiplex.  Letter dated 6 Feb 2020 from HI to MCC  Letter dated 10 Feb 2020 from MCC to HI  Council minutes dated 13 October 2020	Construction workers parking is included in section 10.2 of the CEMP.  Parking is currently contained within the site boundaries, however there is a request from Multiplex to CBRE requesting that CBRE contact council to allow parking along the boundary of Lot 401.  On the 10 February 2020 Council provided written confirmation that they agree to the additional parking requirements.  Minutes(13 October 2020) between Council, Multiplex and CBRE note that parking on residential streets is allowed.	C
	<b>Soil and Water</b>			
<b>SC2 – B19 - a</b>	Prior to the commencement of construction, the Proponent must:  a) install erosion and sediment controls on the site to manage wet weather events; and	Site visit  SWMP, ESCP Nov 2020  Northern Carpark ESCP	The Site visit for this audit noted all measures in place and maintained in very good order.  Rain was not forecast for the few days post inspection, but it was noted during the inspection that the previous six months had been very wet and that the end of line control (ie the basin) was regularly dewatered as required. Dewatering permits were used for all dewatering.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B19 - b</b>	b) divert existing clean surface water around operational areas of the site.	Site visit & ESCP June 2020	The ESCP has been prepared on the principal of separating clean water from construction site water. This was confirmed on site during the site inspection.	C
<b>SC2 – B19 - c</b>	c) direct all sediment laden water in overland flow away from the leachate management system;	Site visit & ESCP June 2020	The site essentially drains to the sediment basin which collects all sediment laden water as a final control.	C
<b>SC2 – B19 - d</b>	d) prevent cross-contamination of clean and sediment or leachate laden water.	Site Visit and ESCP Nov 2020	The ESCP has been prepared on the principal of separating clean water from construction site water. This was confirmed on site during the site inspection.	C
<b>SC2 – B20</b>	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 <sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book'	Site Visit and ESCP Nov 2020	The site visit found that appropriate controls in line with the "Blue Book" were in place.	C
	<b>Biodiversity Offset Strategy</b>			
<b>SC2 – B21</b>	Prior to the commencement of vegetation clearing, the class and number of ecosystem and species credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Remittance Advice Summary 20-12-2019	Relevant biodiversity credits were retired through payment to the Biodiversity Conservation Fund.	C

ID	Compliance Requirement					Evidence collected	Findings and recommendations	Status
	Impacted plant community type (PCT)	Number of ecosystem credits	Plant community type(s) that can be used to offset the impacts from development	Trading Group	IBRA sub-region			
	1592 - Spotted Gum - Red Ironbark - Grey Gum shrub - grass open forest of the Lower Hunter	23	Like-for-like option					
			Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin Bioregion (including PCT's: 1590, 1592, 1593, 1600, 1602)	-	Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, <del>Jomalla</del> , Upper Hunter, Wyong, <del>Yengo</del> or any IBRA sub-region that is within 100kms of the outer edge of the impacted site.			
			Variation option(s)					
			Dry Sclerophyll Forests (Shrub/grass <del>subformation</del> )	Tier 3 or higher	Sydney Basin or any IBRA subregion within 100 kilometres of the outer edge of the impacted site.			
	Impacted species	Number of species credits	Species that can be used to offset the impacts from development		IBRA sub-region			
	Petaurus <del>norfolcensis</del> / Squirrel Glider	23	Like-for-like option					
			Petaurus <del>norfolcensis</del> / Squirrel Glider		Any in NSW			
			Variation option(s)					
			Any fauna species with a vulnerable or higher category of listing under Part 4 of the BC Act		Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, <del>Jomalla</del> , Upper Hunter, Wyong, <del>Yengo</del> or any IBRA sub-region that is within 100kms of the outer edge of the impacted site.			
SC2 – B22	The requirement to retire credits in Condition B24 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem and species credits, as calculated by the Biodiversity Offsets Payment Calculator.					Remittance Advice Summary 20-12-2019	Relevant biodiversity credits were retired through payment to the Biodiversity Conservation Fund.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B23</b>	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition <b>B24</b> B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	Remittance advice summary 20-12-2019	Relevant biodiversity credits were retired through payment to the Biodiversity Conservation Fund.	C
	<b>Rainwater Harvesting</b>			
<b>SC2 – B24</b>	Within three months of commencement of construction, the Proponent must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re- use plan must be prepared and certified by an experienced hydraulic engineer.	Rainwater Harvesting and RO Plant Reject Water Reuse System Report 15/01/2020 Site visit	Plan Prepared and certified by Sparks and Partners consulting engineers outlining two options.  A rainwater re- use plan has been prepared and slab has been poured as confirmed by the site visit.  .	C
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>			
<b>SC2 – B25</b>	Prior to installation of mechanical plant and equipment, the Proponent must incorporate the noise mitigation recommendations in the <i>New Maitland Hospital State Significant Infrastructure Application – Stage 2 Noise and Vibration Assessment</i> , prepared by Acoustic Logic, dated 5 April 2019, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the project specific noise levels identified in the <i>New Maitland Hospital State Significant Infrastructure Application – Stage 2 Noise and Vibration Assessment</i> .		Air conditioning has not been installed	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Roadworks and Access</b>			
<b>SC2 – B26</b>	Prior to the commencement of construction, the Proponent must submit design plans to the satisfaction of the Certifier which demonstrates that the Rural Fire Services Vehicle Access Track as identified on Drawing Number 01A-AX0-102, titled Site Plan, Revision 3, dated 25 September 2019:	Multiplex contractors infrastructure mapping site plan and building certificate for crown building work 11/12/2019	The Taylor Thomson Whitting confirms that the Rural Fire Service Access Track as shown on the drawings meets the minimum requirements and complies with this condition	C
<b>SC2 – B26 – a</b>	a) is an all weather road with a width of 5.5m capable of a 15 Tonne load;	New Maitland Hospital Bushfire Access and Roadworks correspondence 25/11/2019, Multiplex contractors infrastructure mapping site plan and building certificate for crown building work 11/12/2019	The Taylor Thomson Whitting confirms that the Rural Fire Service Access Track as shown on the drawings meets the minimum requirements and complies with this condition. Specifically the access track pavement design has been designed as suitable for all weather access, and will withstand the loading of a 15 tonne vehicle load	C
<b>SC2 – B26 – b</b>	b) has a four metre vertical clearance;	New Maitland Hospital Bushfire Access and Roadworks correspondence	The Taylor Thomson Whitting confirms that the Rural Fire Service Access Track as shown on the drawings meets the minimum requirements and complies with this condition. Specifically the track has a width of greater than 5.5m	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		25/11/2019, Multiplex contractors infrastructure mapping site plan and building certificate for crown building work 11/12/2019		
<b>SC2 – B26 – c</b>	c) has a minimum distance of six metres between inner and outer curves;	New Maitland Hospital Bushfire Access and Roadworks correspondence 25/11/2019, Multiplex contractors infrastructure mapping site plan and building certificate for crown building work 11/12/2019	The Taylor Thomson Whitting confirms that the Rural Fire Service Access Track as shown on the drawings meets the minimum requirements and complies with this condition. Specifically that it has a minimum of 6m between inner and outer curves.	C
<b>SC2 – B26 – d</b>	d) has a maximum cross fall of 10 degrees; and	New Maitland Hospital Bushfire Access and Roadworks correspondence 25/11/2019, Multiplex contractors infrastructure	The Taylor Thomson Whitting confirms that the Rural Fire Service Access Track as shown on the drawings meets the minimum requirements and complies with this condition. Specifically that it has a cross fall of less than 10 degrees.	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		mapping site plan and building certificate for crown building work 11/12/2019		
<b>SC2 – B26 – e</b>	e) incorporates traffic management devices to facilitate access by emergency service vehicles.	New Maitland Hospital Bushfire Access and Roadworks correspondence 25/11/2019, Multiplex contractors infrastructure mapping site plan and building certificate for crown building work 11/12/2019	The Taylor Thomson Whitting confirms that the Rural Fire Service Access Track as shown on the drawings meets the minimum requirements and complies with this condition. Specifically that it incorporates traffic management devices facilitate access by emergency vehicles.	C
<b>SC2 – B27</b>	Prior to the commencement of construction, the Proponent must submit design plans to the satisfaction of the Certifier which demonstrates that the proposed internal roads, excluding the Rural Fire Services Vehicle Access Track, comply with section 4.2.7 of <i>Planning for Bush Fire Protection 2006</i> .	Building certificate for crown building work 11/12/2019, and accessibility compliance reports 28/02/2019	Stamp-approved design plans and other relevant documentation relied upon to issue the certificate included and acceptable for compliance under this condition.	C
	<b>Operational Car Parking and Service Vehicle Layout</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B28 a</b>	<p>Prior to the commencement of construction, evidence that the layout of the car parking areas and vehicle access areas comply with the following requirements must be submitted to the satisfaction of the Certifier:</p> <p>a) all vehicles must enter and leave the Site in a forward direction;</p>	Building certificate for crown building work 11/12/2019, and associated plans	The development has been designed to accommodate all vehicles entering and exiting the site in a forward direction. Swept path analysis is provided in the Detailed Design statement dated 4 October 2019.	C
<b>SC2 – B28 - b</b>	<p>b) a minimum of 682 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p>	Building certificate for crown building work 11/12/2019, and associated plans	The detailed design provides for 682 onsite parking spaces to accommodate the year of opening. Car spaces are designed to be at least 2.6 metres wide by 5.4 metres long which would cater for both staff and visitor parking requirements in accordance with AS 2890.1. Internal aisle widths are proposed to be a minimum of 6 metres which meets the minimum requirement of 5.8 metres. Accessible spaces are designed in accordance with AS 2890.6.	C
<b>SC2 – B28 - c</b>	<p>c) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2.</p>	<p>Construction Traffic Management Plan (CTMP) Sub-Plan</p> <p>Detailed Design statement dated 4 October 2019.</p>	<p>Refer to the Construction Traffic Management Plan (CTMP) Sub-Plan prepared by Multiplex.</p> <p>The operation of the site has been designed to accommodate 14.5 metre rigid buses and 19 metre semitrailer vehicles to the bus bay and loading dock areas. Swept path analysis is provided in the Detailed Design statement dated 4 October 2019.</p>	C
<b>Bicycle Parking and End-of-Trip Facilities</b>				

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – B29 a</b>	<p>Prior to the commencement of construction, evidence that with the following requirements for secure bicycle parking and end-of-trip facilities are incorporated in the certified drawings must be submitted to the satisfaction of the Certifier:</p> <p>(a) the provision of a minimum 23 staff and 12 visitor bicycle parking spaces;</p>	Multiplex Wayfinding and Signage Design Development Report 22/08/2019, Building certificate for crown building work 11/12/2019	Bicycle parking facilities are proposed to be located to the north of the western car park, with provision of up to 24 secure bicycle spaces and 12 bicycle racks.	C
<b>SC2 – B29 – b</b>	<p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p>	Multiplex Wayfinding and Signage Design Development Report 22/08/2019,	<p>Bicycle racks to be installed at a minimum of one metre apart in accordance with AS2890.3:2015. The location is intended to be a well-lit area with close proximity to the main entrance and western car park.</p> <p>Lighting requirements are addressed as part of the Electrical Design.</p>	C
<b>SC2 – B29 – c</b>	<p>(c) the provision of end-of-trip facilities for staff; and</p>	Multiplex Wayfinding and Signage Design Development Report 22/08/2019,	Based on the provision of 24 bicycle spaces for staff, the development proposes to extend the back of house change facilities to accommodate a total of seven showers rather than provide a standalone facility. This approach provides greater flexibility and increased amenity and efficiencies.	C
<b>SC2 – B29 - d</b>	<p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p>	Multiplex Wayfinding and Signage Design Development Report 22/08/2019,	Minale Tetterfield have prepared a Design Development – Wayfinding and Signage strategy for the NMH, Multiplex have advised this will include wayfinding signage for the bicycle parking area.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Heritage Interpretation Plan</b>			
<b>SC2 – B30</b>	<p>Prior to the commencement of façade works, the Proponent must submit a Heritage Interpretation Plan to acknowledge the industrial heritage of the site to the Planning Secretary. The plan must:</p> <p>a) be prepared by a suitably qualified and experienced expert in consultation with Council;</p>	<p>Email dated 26/5/2020 From Maitland City Council re HIP</p> <p>Urbis (June 2020) HIP</p>	<p>Email correspondence showed that consultation has been undertaken with council regarding the heritage Interpretation Plan (HIP). The audit found evidence that Council provided comment on the plan and a review of the HIP and the revision register demonstrated that the HIP has been updated in response to council comments</p>	C
<b>SC2 – B30 – b</b>	<p>b) include provision for naming elements within the development that acknowledges the site's heritage; and</p>	<p>Urbis (June 2020) HIP</p>	<p>The HIP includes this requirement.</p>	C
<b>SC2 – B30 – c</b>	<p>c) incorporates interpretive information demonstrating the historical use of the site.</p>	<p>Urbis (June 2020) HIP</p>	<p>The HIP includes this requirement.</p>	C
<b>SC2 – B31</b>	<p>No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), as amended by Condition A2 must be submitted to the Planning Secretary and the Certifier.</p>	<p>Email to DPIE dated 09/12/2019</p>	<p>The lodgement of the Compliance Monitoring and Reporting Schedule was found to be in accordance with condition B31 as construction commenced on the 12 December 2019.</p>	C
<b>SC2 – B32 a</b>	<p>Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the</p>	<p>Pre-construction compliance report</p>	<p>Pre construction compliance report prepared, dated 11 December 2019 and submitted to the department on 12</p>	NC from first audit

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:  a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;	v1.1 11 December 2019  Email to DPIE dated 12 December 2019	December 2019, which is that date of construction and therefore the submission date does not satisfy this condition.	
<b>SC2 – B32 – b</b>	b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and			NT
<b>SC2 – B32 – c</b>	c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.			NT
<b>SC2 – B33</b>	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended)	Pre-construction compliance report v1.1 11 December 2019	The compliance report complies with the requirements of the Compliance Reporting Post Approval Requirements (Department 2018)	C
<b>SC2 – B34</b>	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	Pre-construction compliance report v1.1 11 December 2019	The compliance report was submitted to the DPIE on the 12 December 2019. The compliance monitoring schedule requires that this report is submitted to the planning secretary prior to the commencement of construction. Construction commenced on the 12 December 2019,	NC from first audit

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		Email to DPIE dated 12 December 2019	therefore submission was not in accordance with the schedule.	
<b>SC2 – B35</b>	The Proponent must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Email dated 3/5/2020 CBRE – Multiplex	Email evidence with weblink showing the audit report was published on the website on the 3/5/2020.	C
<b>SC2 – B36</b>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.			NT
	<b>PART C DURING CONSTRUCTION</b>			
	<b>Site Notice</b>			
<b>SC2 – C1 - a</b>	A site notice(s): a) 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;	Site visit	Site notice is located at the entrance at Gate 1, the sign includes the details of the builder, certifier and engineer	C
<b>SC2 – C1 - b</b>	b) 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;	Site visit	The dimensions comply with the condition.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C1 - c</b>	c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site visit	The sign is metal	C
<b>SC2 – C1 - d</b>	d) 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	Site visit	Hours of work are included on the bottom left corner of the sign. Site manager and contact details are included on the left side of the sign	C
<b>SC2 – C1 - e</b>	e) 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.	Site visit	The sign is at eye level	C
	<b>Operation of Plant and Equipment</b>			
<b>SC2 – C2</b>	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Inspection sheet for Electric Scissor lift dated 12.10 20  Yanmar Inspection sheet (excavator)	The plant register for a number of plant were revied and found that inspection checks were done and maintenance logs were up to date.	C
	<b>Construction Hours</b>			
<b>SC2 – C3 a</b>	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	Pre Start meeting notes  (COVID-19 Development-Health	Hours of work are included in the induction and on the site notice.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		Services Facilities) Order 2020	Time lapse photography was viewed for the 30 July 2020 showing that there was no construction activity on site prior to 7am.  The pre start meeting is held between 630 and 645am.	
<b>SC2 – C3 - b</b>	b) between 8am and 5pm, Saturdays.  No work may be carried out on Sundays or public holidays.	Induction (COVID-19 Development-Health Services Facilities) Order 2020	Hours of work have been extended in line with the COVID Order.  A mail out to residents notifying them of this change occurred in April 2020.	C
<b>SC2 – C4 a</b>	Construction activities may be undertaken outside of the hours in condition C4 C3 if required:  a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Interviews with staff	Interviews with staff indicate that this has not been undertaken to date.	NT
<b>SC2 – C4 -b</b>	b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		Interviews with staff indicate that this has not been undertaken to date.	NT
<b>SC2 – C4 - c</b>	c) where the works are inaudible at the nearest sensitive receivers; or	(COVID-19 Development-Health Services Facilities) Order 2020	Out of hours works have been undertaken inline with the COVID Order.	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C4 - d</b>	d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or	(COVID-19 Development-Health Services Facilities) Order 2020	The only out of hours works have been under the COVID Order. No night works have occurred	C
<b>SC2 – C4 - e</b>	e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.		The COVID work order in relation to extended working hours was a direction from planning and as such notification to Department is not considered necessary.	C
<b>SC2 – C5</b>	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.	Letter box drop evidence email dated 24/4/2020	Letterbox drops have occurred to surrounding residents notifying them of the extended working hours.	C
<b>SC2 – C6</b>	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.	Site visit Staff interview Review of plans	There was no evidence that these activities had occurred during stage 2.	NT
	IMPLEMENTATION OF MANAGEMENT PLANS			
<b>SC2 – C7</b>	The Proponent must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	CEMP Rev 5 April 2020 Site inspection	The audit found that the works are being undertaken in accordance with the CEMP.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		<p>EWMS monitoring records 4/5/2020</p> <p>VGT dust monitoring results Feb , March, May and June 2020</p> <p>VGT Monitoring results for July, August, September, October, November and December 2020</p>	<p>Air quality was measured by VGT managed dust gauges. At two locations on the ridgeline and the compound. Results were for Feb and March were below the target of 4mg/m2/m. It is noted that may and June had higher dust readings at the compound gauge. Readings for these months were 6.3 and 7.6 mg/m2/month respectively. Accordingly water cart usage was increased to control dust. It is noted that the reading on the ridge for the same months were only 0.5mg/m2/month indicating that dust was not leaving the site.</p> <p>Results for July, August, September, October, November and December 2020 were reviewed as part of this third audit and noted that there were no exceedances in relation to dust.</p> <p>EWMS monitoring records for Buildup Interiors, Boral and DMG concreters, and subcontractors was undertaken in May and showed that the subcontractor was complying with the relevant requirements of the CEMP.</p>	
	<b>Construction Traffic</b>			
<b>SC2 – C8</b>	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping, unless directed by traffic control.	<p>Site visit</p> <p>Induction</p> <p>Letter from MCC to HI dated 10 February 2020</p>	<p>The audit found no evidence to suggest that parking is occurring off site. It was noted under B18 that Council are being consulted regarding the possibility of gaining additional parking areas as Stage 2 progresses and more staff are required on site.</p> <p>On the 10<sup>th</sup> February 2020 council provided a letter agreeing to offsite park (refer to condition B18)</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		October 2020 council meeting minutes	Further agreement with Council was reached re parking in side streets and documented in the meeting minutes in October 2020.	
	<b>Hoarding Requirements</b>			
<b>SC2 – C9 a</b>	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	Site visit	There was no evidence of any third party advertising on hoarding.	C
<b>SC2 – C9 - b</b>	b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site visit Interviews with staff Photos	Graffiti on the hospital signage occurred and the audit noted photographic evidence that the graffiti had been removed.	C
	<b>No Obstruction of Public Way</b>			
<b>SC2 – C10</b>	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site visit	There was no evidence to suggest that the public way has been blocked by construction works	C
	<b>Construction Noise Limits</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C11</b>	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Acoustic Logic Noise and Vibration Assessment 5/4/2019  Acoustic Logic New Maitland Hospital Noise Monitoring Report (Sept 2019)  CVNMP	An assessment was undertaken Acoustic Logic which undertook prediction of compliance with the noise management levels. Some activities are predicted to exceed noise management levels.  It is noted that noise monitoring occurred during stage 1 in September 2019 (Acoustic Logic 2019). This report found that the Leq at the southern boundary was generally below the noise management level of 52 dBA and always below the highly noise affected level of 75 dBA. This audit has recommended that some monitoring occurs to test the predictions in the Noise and Vibration Assessment and the construction Noise and Vibration Management Plan for stage 2 works. It is also recommended that the monitoring is done at the closest resident as opposed to the boundary.  Mitigation measure in the NVMP are implemented. Monitoring is only required in response to complaints. Th previous audit (audit 2) has recommended that some monitoring occurs to test the predictions in the Noise and Vibration Assessment. As no noise complaints have been received the construction contractor have determined that noise monitoring is not required.	C
<b>SC2 – C12</b>	The Proponent must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4-C3.	Site induction Rev 9  Sub Contractor pack to De Martin Gasparini (concreters)  COVID-19 Development –	A copy of the approval is included in the subcontractor pack.  Working hours are included in the induction and have been updated to include the COVID Order working hours, which have been extended to allow longer working hours on weekends and public holidays.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		Construction Work Days) Order 2020 – commenced 2 April 2020  Email correspondence dated 9- 24 April 2020 between CBRE & Multiplex	Notification to the community occurred in April 2020 notifying them of the COVID 19 work hours.	
<b>SC2 – C13</b>	The Proponent must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers are minimised.	CEMP Site Visit	Various reversing alarms are used on site	C
	<b>Vibration Criteria</b>			
<b>SC2 – C14</b>	Vibration caused by construction at any residence or structure outside the site must be limited to:  (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	CNVMP	This requirement is included in the construction NVMP	C
<b>SC2 – C14 - b</b>	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	CNVMP	This requirement is included in the construction NVMP	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C15</b>	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition <b>C14</b> <del>C15</del> .	SITE PLAN  BVN-ARH - 01A-AX0-002issue 12	There are no residential buildings within 30m of the site	C
<b>SC2 – C16</b>	The limits in conditions <del>C15</del> <b>C14</b> and <del>C16</del> <b>C15</b> apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this approval.	CNVMP	The criteria in these conditions is also included in the CNVMP	C
	<b>Tree Protection</b>			
<b>SC2 – C17 a</b>	For the duration of the construction works: (a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arborist Report for New Maitland Hospital, prepared by Tattersall Lander Pty Ltd, dated September 2019; and	Site visit	The site visit found that all trees were protected by flagging of the no go zone. There was no evidence of vehicular entry to the area.	C
<b>SC2 – C17 - b</b>	(b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the	Staff interviews	Staff interviews indicate that has been no requirement for access to the protected area. The site visit found no evidence to suggest that these areas had been accessed.	NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	former protective fencing, whichever is the greater.			
	<b>Air Quality</b>			
<b>SC2 – C18</b>	The Proponent must take all reasonable steps to minimise dust generated during all works authorised by this approval.	<p>Site visit</p> <p>CEMP and Air Quality Management plan</p> <p>VGT dust monitoring results Feb , March, May and June 2020</p> <p>VGT Monitoring results for July, August, September, October, November and December 2020</p> <p>Multiplex August 2020 Monthly report</p>	<p>The auditor was provided evidence of watercarts on site via the site web cam – looked at the webcam for the 19 December 2019, 20 June 2020 and 24/11/2020.</p> <p>Dust monitoring is occurring to check that PM 10 is within the industry standard (4mg/m2/month). The second audit noted that there have been exceedances of dust recorded at the gauge at the compound site, however the gauge at the boundary did not register an exceedance, indicating that dust was not leaving the site. It was recommended in Audit 2 that where there are exceedances of dust levels, internal reporting on the results should record actions taken to address exceedances. The audit reviewed the monthly report for August 2020 and noted that dust monitoring was mentioned in these reports, along with results and notes stating that an additional water cart had been used to address dust at the compound.</p> <p>The third audit reviewed the dust gauge results for July – December and no dust exceedances were recorded at either of the gauges.</p>	C
<b>SC2 – C19 a</b>	<p>During construction, the Proponent must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p>	<p>Site inspection</p> <p>Induction records</p> <p>Water cart onsite</p>	<p>Included in the induction.</p> <p>The auditor was provided evidence of watercarts on site via the site web cam – looked at the webcam for the 19 December 2019, 20 June 2020 and 24/11/2020.</p>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C19 - b</b>	(b) all trucks entering or leaving the site with loads have their loads covered;	CEMP	This requirement is included in CEMP and the Driver Code of Conduct.	C
<b>SC2 – C19 – c</b>	(c) trucks associated with the development do not track dirt onto the public road network;	Site visit	There is a rumble grid on site (refer Photo)	C
<b>SC2 – C19 – d</b>	(d) public roads used by these trucks are kept clean; and	Site visit	There is a rumble grid on site; Sweepers have been used as required	C
<b>SC2 – C19 - e</b>	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit	The site visit noted that all surfaces outside of the active works area were compacted.	C
	<b>Erosion and Sediment Control</b>			
<b>SC2 – C20</b>	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	ESCP Nov 2020 ESCP Northern Carpark Site visit Inspection checklist	ESCP have been prepared and checked during weekly documented site inspections.  The audit reviewed the WHSE inspection checklists for 7/1/2020, 14/1/2020 and 23/1/2020. Maintenance issues were being raised on the checklist and evidence provided that these are being closed out.  The second audit of the main works also reviewed inspection checklist including: 24/3/2020; 7/4/2020; 16/6/2020 and 7/7/2020. The inspection checklist include inspections of erosion and sediment controls.  The audit noted that updated ESCP had been prepared for new works at the Northern Car Park.	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
			<p>The Site visit for this audit noted all measures in place and maintained in very good order.</p> <p>Rain was not forecast for the few days post inspection, but it was noted during the inspection that the previous six months had been very wet and that the end of line control (ie the basin) was regularly dewatered as required. Dewatering permits were used for all dewatering.</p>	
	<b>Imported Soil</b>			
<b>SC2– C21 a</b>	<p>The Proponent must:</p> <p>a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p>	VENM certificates for Mackas Sand	Material has been brought on to the site but, suppliers were required to provide ENM/VENM certificates as part of early works. The same suppliers have been used to supply for the main works. This was evidenced by VENM Certs for Mackas Sand (prepared by Cardno Geotech solutions dated 25 July 2016) and delivery dockets.	C
<b>SC2– C21 – b</b>	<p>b) keep accurate records of the volume and type of fill to be used; and</p>	Multiplex Materials register up to July 2020	<p>The materials register was checked at the audit for the up to July 2020 showing that only sand has been delivered to site under this approval:</p> <p>Delivery of crusher dust from Martins Creek Quarry (Mackas Sand) (VENM). For use in stormwater trenches (20/7/2020)</p>	C
<b>SC2– C21 - c</b>	<p>c) make these records available to the Certifier upon request.</p>		The certifier has not requested this documentation to date	

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Disposal of Seepage and Stormwater</b>			
<b>SC2–C22</b>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.		There has been no stormwater discharges to the council system. All run off from the site is still going to the basin.	NT
	<b>Emergency Management</b>			
<b>SC2–C23</b>	The Proponent must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Induction Rev 8 Emergency management plan Rev 5 July 2020 Site visit Management plan acknowledgement sign on sheet (7 July – 22 July 2020)	The induction includes a description of emergency situations.  The emergency assembly area is located at located at the south western corner of the site. Emergency plan that are pinned up in the following locations at the front gate, site noticeboard and the induction room.  The Emergency management plan has been updated and staff have been made aware as evidenced by the Management plan acknowledgement sign on sheet (7 July – 22 July 2020)	C
	<b>Stormwater Management System</b>			
<b>SC2–C24 a</b>	Within three months of the commencement of construction, the Proponent must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	Site works and Stormwater plan Sheets 1-6	Stormwater plans were prepared Warren Smith and Partners Hydraulic Engineers.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	a) be designed by a suitably qualified and experienced person(s);	TTW Stormwater Management Plan certification dated 26 November 2019	TTW certify that the stormwater plans comply with the following: <ul style="list-style-type: none"> <li>• BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems</li> <li>• BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage</li> <li>• BCA 2016 (NCC) Amendment 1</li> <li>• AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage</li> <li>• AS 3725 - 2007 Design for installation of buried pipes</li> <li>• Rainfall and Runoff 1997,</li> <li>• Plumbing Code of Australia 2016.</li> </ul>	
<b>SC2– C24 - b</b>	b) be generally in accordance with the conceptual design in the EIS and PIR;	Site inspection and audit	The project is generally being carried out in accordance with the EIS and PIR.	C
<b>SC2– C24 - c</b>	c) be in accordance with applicable Australian Standards; and	TTW Stormwater Management Plan certification dated 26 November 2019	TTW certify that the stormwater plans comply with the following: <ul style="list-style-type: none"> <li>• BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems</li> <li>• BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage</li> <li>• BCA 2016 (NCC) Amendment 1</li> <li>• AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage</li> <li>• AS 3725 - 2007 Design for installation of buried pipes</li> <li>• Rainfall and Runoff 1997,</li> <li>• Plumbing Code of Australia 2016.</li> </ul>	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2– C24 - d	d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.	TTW Stormwater Management Plan certification dated 26 November 2019	TTW certify that the stormwater plans comply with the following: <ul style="list-style-type: none"> <li>• BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems</li> <li>• BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage</li> <li>• BCA 2016 (NCC) Amendment 1</li> <li>• AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage</li> <li>• AS 3725 - 2007 Design for installation of buried pipes</li> <li>• Rainfall and Runoff 1997,</li> <li>• Plumbing Code of Australia 2016.</li> </ul>	C
	<b>Unexpected Finds Protocol – Historic Heritage</b>			
SC2 – C25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW 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 the NSW Heritage Division.	CEMP Appendix 6	The unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure is in Appendix 7 of the CEMP  No unexpected find have been encountered	NT
	<b>Waste Storage and Processing</b>			
SC2 – C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and	Site visit	Skip bins are located around the site. Refer site photos.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	must not leave the site onto neighbouring public or private properties.			
<b>SC2 – C27</b>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	June 2020 waste report	The audit reviewed waste reports and documentation around unexpected finds. Very little excavation has occurred since and no waste classification was required.	NT
<b>SC2 – C28</b>	The Proponent 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.	Site visit Waste register	The audit reviewed the process for concrete waste and rinse water. Waste is washed into bins and removed from site. Only chutes and lines are rinsed on site (refer to site photos)	C
<b>SC2 – C29</b>	The Proponent must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Waste register	A review of the waste register and monthly report for June October and November 2020 found that the quantities of each waste type generated and the proposed reuse, recycling and disposal locations are noted	C
<b>SC2 – C30</b>	The Proponent 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.	Waste register	There have been no hazardous materials encountered as part of stage 2 works.	NT
	<b>Outdoor Lighting</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C31</b>	The Proponent must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	JHA Design Statement – Outdoor lighting dated 21 January 2020	JHA have issued a design statement that states the design will be in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	C
	<b>Independent Environmental Audit</b>			
<b>SC2 – C32</b>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPIE Approval dated 15/1/2020	Natascha Arens was endorsed as the auditor by the Department in a letter dated 15/1/2020.	C
<b>SC2 – C33</b>	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with section 2.1 of the Independent Audit Post Approval Requirements, (Department 2018, or as amended), as amended by Condition A9 must be submitted to the Planning Secretary and the Certifier.	Email chain between DPIE and HI dated 18 December 2019	Audit plan and schedule was submitted to the DPIE and DPIE confirmed receipt and acceptance of the plan on the 18 December 2019	C
<b>SC2 – C34</b>	Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is:  (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction; and	First independent audit of the main works (February 2020)  Second audit (July August 2020)	The first audit was undertaken on 6/2/2020 and all associated reporting completed on the 20/2/2020 and therefore within 12 weeks of the commencement of construction which was on the 12 December 2019.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C34 – b</b>	(b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.	Audit Schedule and Plan	The second audit was undertaken on the 30 July 2020, therefore within the 26 week period. The second audit was submitted to the Department with HI responses on the 2 September 2020.	C
<b>SC2 – C35</b>	In all other respects Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) remains the same. The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks notice to the Proponent of the date upon which the Independent Audit must be commenced.		Noted	NT
<b>SC2 – C36</b>	Independent Audits of the development must be carried out in accordance with:  a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C33 of this consent; and	This audit	This audit has been undertaken in accordance with the Independent Audit Schedule submitted to the Planning Secretary and the Certifier	C
<b>SC2 – C36 – b</b>	b) the Independent Audit Post Approval Requirements (Department 2018, or as amended).		This audit has been undertaken in accordance with the Independent Audit Post Approval Requirements (Department 2020)	C
<b>SC2 – C37 – a</b>	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018, or as amended), the Proponent must:  (a) review and respond separately to each Independent Audit Report prepared under condition C36 of this consent;	First audit response document and letter dated 3 March 2020	First audit response document provided to the Department 3 March 2020  Second Audit response provided to the Department on 2 September 2020.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
		Second audit response document and letter dated 2 September 2020		
<b>SC2 – C37 – b</b>	(b) submit the response to the Planning Secretary and the Certifier; and	First audit response document	First audit response document provided to the Department 3 March 2020.  Second Audit response provided to the Department on 2 September 2020	C
<b>SC2 – C37 – c</b>	(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.	Website  Email correspondence dated 3 May 2020	The audit found that the first Independent Audit report is available on the website. Email verification was provided showing that the audit report was available on the website within 60 days after submission to the planning secretary.  The audit found that at the time of the audit, the second audit was not available on the website as required by this condition.	NC audit 3 NC#3
<b>SC2 – C38</b>	Independent Audit Reports and the proponent's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Schedule, unless otherwise agreed by the Planning Secretary.	Audit plan  First audit response document and letter dated 3 March 2020  Second audit response document and letter dated 2 September 2020	First audit response document provided to the Department 3 March 2020. The audit Schedule listed the date as February 2020. The final audit report was issued on the 27 February 2020, therefore the report was provided to DPIE within the 21 days.  Second audit report was provided to the Department on the 2 September 2020. The audit Schedule listed the date as August 2020. The final Audit report was issued on the 14 August 2020, therefore the report was provided to DPIE within the 21 days.	C



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – C39</b>	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that Independent Audits have demonstrated consistent operational compliance.			NT
	<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>			
	<b>Notification of Occupation</b>			
<b>SC2 – D1</b>	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			NT
	<b>External Walls and Cladding</b>			
<b>SC2 – D2</b>	Prior to commencement of operation, the Proponent must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – D3</b>	The Proponent must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			NT
	<b>Post-construction Dilapidation Report</b>			
<b>SC2 – D4</b>	Prior to commencement of operation, the Proponent must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			NT
<b>SC2 – D4 – a</b>	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			NT
<b>SC2 – D4 – b</b>	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			NT
<b>SC2 – D4 – b – i</b>	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			NT
<b>SC2 – D4 – b – ii</b>	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads;			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2 – D4 - c	(c) to be forwarded to Council.			NT
	<b>Protection of Public Infrastructure</b>			
SC2 – D5 a	Unless the Proponent and the applicable authority agree otherwise, the Proponent must:  (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			NT
SC2 – D5 - b	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.  <i><b>Note:</b> This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this approval.</i>			NT
	<b>Protection of Property</b>			
SC2 – D6	Unless the Proponent and the applicable owner agree otherwise, the Proponent must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Utilities and Services</b>			
<b>SC2 – D7</b>	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from the relevant authority and submitted to the Certifier.			NT
	<b>Roadworks and Access</b>			
<b>SC2 – D8</b>	Prior to the commencement of operation, the Proponent must demonstrate to the satisfaction of the Planning Secretary that the intersection upgrade works at the Chelmsford Drive and Metford Road intersection have been completed or that the intersection is able to operate within design capacity until the intersection upgrade works can be completed.			NT
<b>SC2 – D9</b>	Prior to the commencement of operation, the Proponent must demonstrate to the Planning Secretary that a shared path along the eastern side of Metford Road, has been completed in accordance with design specifications prepared in consultation with Council.			NT
	<b>Works as Executed Plans</b>			
<b>SC2 – D10</b>	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Heritage Interpretation Plan</b>			
<b>SC2 – D11</b>	The Proponent must implement the most recent version of the Heritage Interpretation Plan approved under condition B33.			NT
	<b>Green Travel Plan</b>			
<b>SC2 – D12</b>	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:			NT
<b>SC2 – D12 - a</b>	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;			NT
<b>SC2 – D12 - b</b>	(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;			NT
<b>SC2 – D12 – c</b>	(c) include specific tools and actions to help achieve the objectives and mode share targets, including supporting TfNSW develop and deliver suitable bus routes to support the use of that transport mode;			NT
<b>SC2 – D12 – d</b>	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2 – D12 - e	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.			NT
	<b>Evacuation and Emergency Planning</b>			
SC2 – D13	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.			NT
	<b>Mechanical Ventilation</b>			
SC2 – D14	Prior to commencement of operation, the Proponent must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			NT
SC2 – D14 - a	(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</i>			NT
SC2 – D14 - b	(b) <i>any dispensation granted by Fire and Rescue NSW.</i>			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>			
<b>SC2 – D15</b>	Prior to the commencement of operation, the Proponent must submit evidence to the Certifier that the noise mitigation measures required by condition B23 have been implemented to ensure the development does not exceed the project specific noise levels identified in the <i>New Maitland Hospital State Significant Infrastructure Application – Stage 2 Noise and Vibration Assessment</i> .			NT
	<b>Road Damage</b>			
<b>SC2 – D16</b>	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Proponent.			NT
	<b>FIRE SAFETY CERTIFICATION</b>			
<b>SC2 – D17</b>	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this approval. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Structural Inspection Certificate</b>			
<b>SC2 – D18</b>	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			NT
<b>SC2 – D18 - a</b>	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and			NT
<b>SC2 – D18 – b</b>	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			NT
	<b>Compliance with Food Code</b>			
<b>SC2 – D19</b>	Prior to the commencement of operation, the Proponent is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			NT
	<b>Stormwater Quality Management Plan</b>			



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – D20</b>	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:			NT
<b>SC2 – D20 - a</b>	a) maintenance schedule of all stormwater quality treatment devices;			NT
<b>SC2 – D20 – b</b>	b) record and reporting details;			NT
<b>SC2 – D20 – c</b>	c) relevant contact information; and			NT
<b>SC2 – D20 – d</b>	d) Work Health and Safety requirements.			NT
	<b>Rainwater Harvesting</b>			
<b>SC2 – D21</b>	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.			NT
	<b>Warm Water Systems and Cooling Systems</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – D22</b>	The installation of water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and the relevant parts of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease			NT
	<b>Outdoor Lighting</b>			
<b>SC2 – D23</b>	Prior to the commencement of operation, the Proponent must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			NT
<b>SC2 – D23 - a</b>	a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			NT
<b>SC2 – D23 - b</b>	b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			NT
	<b>Signage</b>			
<b>SC2 – D24</b>	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – D25</b>	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			NT
<b>SC2 – D26</b>	Prior to the commencement of operation, 'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site.			NT
	<b>Site Audit Statement</b>			
<b>SC2 – D27</b>	Prior to the commencement of operation, the Proponent must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided for the information of the Planning Secretary and the Certifier.			NT
	<b>Asset Protection Zones</b>			
<b>SC2 – D28</b>	Prior to the commencement of operation, the Asset Protection Zones (APZ) surrounding the building as identified in Figure 5 of <i>Bushfire Assessment Report New Maitland Hospital Stage 2 – State Significant Infrastructure Application</i> , prepared by Newcastle Bushfire Consulting, dated 2 April 2019, must be provided in accordance with section 4.1.3 and Appendix 5 of the <i>Planning for Bush Fire</i>			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<i>Protection 2006</i> and the NSW RFS document Standards for asset protection zones, as amended by the following requirements:			
<b>SC2 – D28 – a</b>	a) an inner protection area (IPA) for a distance of 40m to the south-east of the building;			NT
<b>SC2 – D28 – b</b>	b) an IPA for a distance of 50m to the east of the building;			NT
<b>SC2 – D28 – c</b>	c) an IPA for a distance of 68m to the west of the building; and			NT
<b>SC2 – D28 – d</b>	d) an APZ of 70m to the south and south-west, consisting of an IPA of 60m and an outer protection area of 10m.			NT
	<b>Landscaping</b>			
<b>SC2 – D29</b>	Prior to the commencement of operation, the Proponent must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – D30</b>	The Operational Landscape Management Plan must ensure that all landscaping within APZs complies with the principles outlined in Appendix 5 of the <i>Planning for Bush Fire Protection 2006</i> .			NT
<b>SC2 – D31</b>	The Proponent must not commence operation until the Operational Landscape Management Plan endorsed by the Certifier is submitted to the Planning Secretary.			NT
	<b>PART E POST OCCUPATION</b>			
	<b>Operation of Plant and Equipment</b>			
<b>SC2 – E1</b>	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			NT
	<b>Warm Water Systems and Cooling Systems</b>			
<b>SC2 – E2</b>	The operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	<b>Operational Noise Limits</b>			
<b>SC2 – E3</b>	The Proponent must ensure that noise generated by operation of the development does not exceed the noise limits in <i>New Maitland Hospital State Significant Infrastructure Application – Stage 2 Noise and Vibration Assessment</i> , prepared by Acoustic Logic, dated 5 April 2019.			NT
<b>SC2 – E4</b>	The Proponent must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the project specific noise levels identified in <i>New Maitland Hospital State Significant Infrastructure Application – Stage 2 Noise and Vibration Assessment</i> , prepared by Acoustic Logic, dated 5 April 2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Proponent is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the project specific noise levels or provide attenuation measures at the affected noise sensitive receivers.			NT
	<b>Unobstructed Driveways and Parking Areas</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – E5</b>	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			NT
	<b>Green Travel Plan</b>			
<b>SC2 – E6</b>	The Green Travel Plan required by condition D12 of this approval must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			NT
	<b>Parking Demand Study</b>			
<b>SC2 – E7</b>	Within two years of commencement of operations, an additional 140 line-marked car parking spaces must be provided, unless otherwise agreed by the Planning Secretary, where:			NT
<b>SC2 – E7 - a</b>	a) it can be demonstrated that an alternate timing for delivery should be approved as the gradual occupation of the building and increase in hospital operations is progressing at a different rate; or			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2 – E7 - b	b) a car parking review undertaken by a suitably qualified and experienced person demonstrates that actual demand is lower than the total projected 822 car parking spaces required.			NT
	<b>Ecologically Sustainable Development</b>			
SC2 – E8	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B7, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			NT
	<b>Outdoor Lighting</b>			
SC2 – E9	Notwithstanding Condition D23, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Proponent must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			NT
	<b>Landscaping</b>			



ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – E10</b>	The Proponent must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D29 for the duration of occupation of the development.			NT
	<b>Rainwater Harvesting</b>			
<b>SC2 – E11</b>	The Proponent must implement the rainwater re-use plan required by condition D21 for the duration of the development			NT
	<b>Asset Protection Zones</b>			
<b>SC2 – E12</b>	The asset protection zones required by condition D28 shall be maintained for the duration of occupation of the development.			NT
	<b>Hazards and Risk</b>			
<b>SC2 – E13</b>	The Proponent must store all chemicals, fuels and oils used on-site in accordance with:			NT
<b>SC2 – E13 – a</b>	(a) the requirements of all relevant Australian Standards; and			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
SC2 – E13 – b	(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.			NT
SC2 – E14	In the event of an inconsistency between the requirements of condition E14(a) and E14(b), the most stringent requirement must prevail to the extent of the inconsistency.			NT
	<b>Dangerous Goods</b>			
SC2 – E15	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of <i>Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.			NT
	<b>APPENDIX 1 ADVISORY NOTES</b>			
	<b>General</b>			
SC2 - 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 approval removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.			C
	<b>Long Service Levy</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – AN2</b>	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.	LSL receipt	A receipt for the payment of the LSL dated 27/11/2018 was sighted at the audit.	C
	<b>Legal Notices</b>			
<b>SC2 – AN3</b>	Any advice or notice to the approval authority must be served on the Planning Secretary			NT
	<b>Access for People with Disabilities</b>			
<b>SC2 – AN4</b>	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 that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	DLA Accessibility design certificate dated 14 October 2019	The Accessibility design certificate confirms that the design provides access and facilities for people with a disability in accordance with the BCA. This is detailed in the Group DLA Accessibility Compliance Report for Design Development DD30 Revision F/Rev 6, dated 22.08.2019	C
	<b>Utilities and Services</b>			
<b>SC2 – AN5</b>	Prior to the construction of any utility works associated with the development, the Proponent must obtain relevant approvals from service providers.			NT

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – AN6</b>	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.			NT
	<b>Road Design and Traffic Facilities</b>			
<b>SC2 – AN7</b>	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.	TTW Carparks and Roads Design Certificate dated 11 November 2019	<p>The audit reviewed the design certificate which confirms that Roads and carparks meet the requirements of:</p> <ul style="list-style-type: none"> <li>• BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems</li> <li>• BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage</li> <li>• BCA 2016 (NCC) Amendment 1</li> <li>• AS 2890.1 - 2004 Off Street Car Parking</li> <li>• AS 2890.2 - 2002 Off Street Car Parking – Commercial Vehicle Facilities</li> <li>• AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage</li> <li>• AS 3725 - 2007 Design for installation of buried pipes</li> <li>• AS 3600 – 2009 Concrete Structures</li> <li>• Australian Rainfall and Runoff 2016</li> <li>• NSW Department of Housing Managing Urban Stormwater (Landcom Blue Book)</li> <li>• AustRoads Guide to Pavement Technology Part 2: Pavement Structural Design 2012</li> </ul>	C
	<b>Road Occupancy Licence</b>			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – AN8</b>	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.			NT
	<b>SafeWork Requirements</b>			
<b>SC2 – AN9</b>	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.	<p>Site visit</p> <p>Downer Onsite monitoring of SWMS document dated 7/6/2020</p> <p>Mutliplex Onsite monitoring of SWMS document dated 7/6/2020</p>	<p>The site is fenced with security fencing and a locked gate.</p> <p>Monthly onsite monitoring of SWMS is occurring to check that works are being undertaken in accordance with relevant SafeWork requirements.</p>	C
	<b>Hoarding Requirements</b>			
<b>SC2 - AN10</b>	The Proponent must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			NT
	<b>Handling of Asbestos</b>			
<b>SC2 - AN11</b>	The Proponent must consult with SafeWork NSW concerning the handling of any asbestos waste that may be			

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
	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.			
	<b>Fire Safety Certificate</b>			
<b>SC2 - AN12</b>	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.			NT
	<b>APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>			
	<b>Written Incident Notification Requirements</b>			
<b>SC2 - 1</b>	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Proponent becomes aware of an incident. Notification is required to be given under this condition even if the Proponent fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	Refer to notes in A26	Two incidents occurred on the 21 <sup>st</sup> January 2020 and notification to the department occurred on the 22 <sup>nd</sup> . Both incidents were safety related and no environmental harm was caused.	C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 – 2 - a</b>	Written notification of an incident must (a) identify the development and application number;			C
<b>SC2 – 2 - b</b>	(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			C
<b>SC2 – 2 - c</b>	(c) identify how the incident was detected;			C
<b>SC2 – 2 - d</b>	(d) identify when the Proponent became aware of the incident;			C
<b>SC2 – 2 - e</b>	(e) identify any actual or potential non-compliance with conditions of approval;			C
<b>SC2 – 2 - f</b>	(f) describe what immediate steps were taken in relation to the incident;			C
<b>SC2 – 2 - g</b>	(g) identify further action(s) that will be taken in relation to the incident; and			C
<b>SC2 – 2 - h</b>	(h) identify a project contact for further communication regarding the incident.			C

ID	Compliance Requirement	Evidence collected	Findings and recommendations	Status
<b>SC2 - 3</b>	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Proponent 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.			NT
<b>SC2 - 4</b>	The Incident Report must include:			
<b>SC2 - 4 - a</b>	(a) a summary of the incident;			NT
<b>SC2 - 4 - b</b>	(a) outcomes of an incident investigation, including identification of the cause of the incident;			NT
<b>SC2 - 4 - c</b>	(b) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			NT
<b>SC2 - 4 - d</b>	(c) details of any communication with other stakeholders regarding the incident.			NT



## **APPENDIX B PLANNING SECRETARY AUDIT TEAM AGREEMENT AND AUDITOR CV**

## APPENDIX C CONSULTATION

**Independent Audit Report**  
**New Maitland Hospital Stage 2**

Hi Natascha

No particular issues from me.

Regards

[REDACTED]  
**Senior Compliance Officer**

Compliance | Department of Planning, Industry and Environment  
T 02 4904 2702 | M [REDACTED] | E [REDACTED]@planning.nsw.gov.au  
PO Box 1226 | Newcastle NSW 2300  
Please direct all email correspondence to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past and present through collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via [compliance@planning.nsw.gov.au](#).

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents must submit compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

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From: Natascha Arens <[REDACTED]>  
Sent: Thursday, 21 January 2021 11:54 AM  
To: DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
Subject: Independent audit of the SSI-9775 and SSD 7308

This email is to notify that in my role as independent auditor I will be undertaking audits of the following projects in January

- New Maitland Hospital SSI-9775
- St Marys Intermodal SSD 7308

Please let me know if there are any issues that you would like the audit to focus on.

Kind Regards

## **APPENDIX D INDEPENDENT AUDIT DECLARATION**

**Independent Audit Declaration Form**


Project Name	New Maitland Hospital – Stage 2
Consent Number	SSI 9775
Description of Project	New Maitland Hospital – Stage 2
Project Address	Metford Road, Metford
Proponent	Heath Infrastructure
Title of Audit	Multiplex
Date	Independent Audit

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 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 Auditor	Natascha Arens
Signature	 28/11/2020
Qualification	BAppSc, Masters Business and Environmental management, Certified Exemplar lead environmental auditor.
Company	Natascha.a@nghenvironmental.com.au
Company Address	NGH Environmental 18/21 Mary Street, Surry Hills NSW 2010

## APPENDIX E SITE PHOTOS



Figure 1: Showing waste separation



Figure 2: Showing clear drains and site tidiness



Figure 3: Showing Sediment controls at boundary and tree protection zone



Figure 4: Showing separation of material to be reused





Figure 5: Showing Sediment basin