



New Maitland Hospital (Stage 2)

Pre-Operation Compliance Report

17 January 2022

Version 1.0

Application No. SSI 9775

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1. Executive Summary

The New Maitland Hospital (Stage 2) development comprises of the construction and operation of the new hospital. State Significant Infrastructure (SSI) Approval SSI9775 was received from NSW Dept. Planning, Infrastructure & Environment on Friday 6 December 2019. The following Modifications have been approved;

- Mod 1 - Amendments to conditions of approval to reference latest landscape plans and correct cross referencing – Approved on 23 January 2020
- Mod 2 – Minor design refinements – Approved on 31 August 2020
- Mod 3 - Solar panels, parking and design revisions – Approved on 27 July 2021

Health Infrastructure (HI) appointed Multiplex Constructions Pty Ltd (MPX) to deliver the construction activities as Principal Contactor and in accordance with the requirements of SSI9775. The Hospital Building and required car park infrastructure is now complete and the Hunter New England Local Health District intends to commence operating the facility on 19 January 2022.

This Pre-Operation Compliance Report has been prepared for the New Maitland Hospital (Stage 2) development in order to satisfy Conditions B32 and B33 in Schedule 2 - Part B of the SSI Approval. Accordingly, a Pre-Operation Compliance Report for the development must be carried out in accordance with the *Compliance Reporting Post Approval Requirements (Department 2018)*. Please refer to the extract of the relevant conditions in the table below.

ID	Condition
SC2 – B32	<p>Compliance Reporting</p> <p>Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:</p> <p>(a) a <i>Pre-Construction Compliance Report</i> must be submitted to the Planning Secretary prior to commencement of construction;</p> <p>(b) a <i>Pre-Operational Compliance Report</i> must be submitted to the Planning Secretary prior to commencement of operation and/or use; and</p> <p>(c) <i>Operation Compliance Reports</i> 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.</p>
SC2 – B33	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended)

Table 1: Applicable conditions under the Infrastructure Approval

Prior to the commencement of operation, a Compliance Monitoring and Reporting Schedule has been submitted to the Department of Planning, Infrastructure and Environment (DPIE).

This compliance review has been undertaken in accordance with the requirements set out by DPIE's Compliance Reporting Post Approval Requirements document dated June 2018.

This Pre-Operation Compliance Report is to be submitted to DPIE in accordance with the timeframes set out in the Compliance Monitoring and Reporting Schedule (prior to the commencement of operation).

2. Introduction

2.1 Project Name and Project Application Number

The name of this project is the 'New Maitland Hospital (Stage 2)'.

Application Number: SSI 9775

2.2 Project Address

The site address for the New Maitland Hospital (Stage 2) development is 51 Metford Road, Metford NSW 2323.

2.3 Name of the Compliance Report

In accordance with the Compliance Reporting Post Approval Requirements (June 2018), this report is the 'Pre-Operation Compliance Report'.

2.4 Project Phase

The New Maitland Hospital (Stage 2) development is currently at the Pre-Operation phase.

2.5 Project Activities Summary

In this reporting period the project has completed the following activities.

2.5.1 Authorities

Infrastructure Approval

Infrastructure Approval for the New Maitland Hospital (Stage 2) development was received on Friday 6 December 2019. The following Modifications have been approved;

- Mod 1 - Amendments to conditions of approval to reference latest landscape plans and correct cross referencing – Approved on 23 January 2020
- Mod 2 – Minor design refinements – Approved on 31 August 2020
- Mod 3 - Solar panels, parking and design revisions – Approved on 27 July 2021

BCA Completion Certificate

An interim BCA completion certificate was obtained by Multiplex from the certifier (Group DLA) for the hospital and Western Car Park on 03 June 2021.

A final BCA completion certificate was obtained by Multiplex from the certifier (Group DLA) for the hospital building, Western Car Park and Northern Car Park on 20 December 2021.

2.5.2 Construction Activities

All construction activities associated with the New Maitland Hospital (Stage 2) development have been completed. The Eastern Car Park is not yet completed but is not required for commencement of operations as per Condition SC2-E7.

Post-Construction Dilapidation

1. A Post-Construction Dilapidation Report specific to the New Maitland Hospital (Stage 2) development has been completed in consultation with Council; and
2. This document has been submitted to the Council and the Certifier.

2.5.3 Consultation

All of the consultation with identified parties which is required prior to the commencement of operation for the New Maitland Hospital (Stage 2) development has been undertaken.

Evidence of the consultation has been undertaken and recorded.

2.6 Development Footprint

Figures 1 and 2 included below provide reference to the building footprint, boundaries, construction and operational disturbance areas, and adjacent relevant land uses.

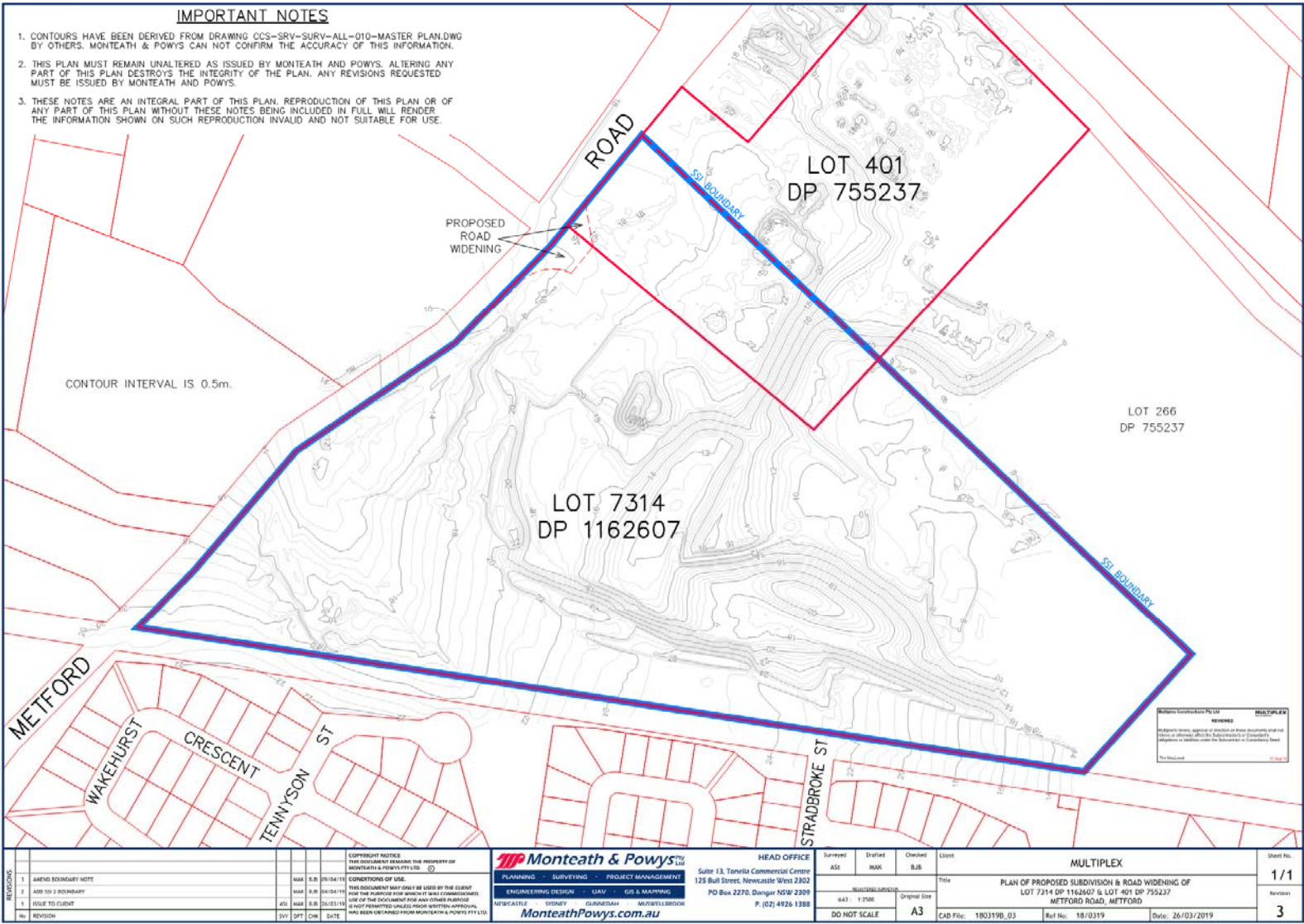


Figure 1: Survey Plan of the New Maitland Hospital (Stage 2) Development



2.7 Site Inspection

The Image included below provides an overall indication of the status of the New Maitland Hospital (Stage 2) development site.

Image 1: Aerial view of the New Maitland Hospital Site



3. Compliance Status Summary

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 of Compliance Reporting Post Approval Requirements (June 2018).

Status	Description
Compliant (C)	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant (NC)	The proponent has identified a non-conformance with one or more of the elements of the requirement.
Not triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

Table 2 - Compliance status descriptors

In summary, the following is the outcome of the compliance assessment of a total of 42 conditions of the New Maitland Hospital (Stage 2) Infrastructure Approval SSI9775.

Note: In relation to the total number of conditions stated above, only whole conditions of consent have been used to generate this number i.e., where a condition contains parts a), b), c) etc. this has been counted as a single condition.

Please refer to **Appendix A - Compliance Table for New Maitland Hospital (Stage 2)** for the detailed compliance assessment and commentary of the conditions.

4. Non-Compliances

A summary of non-compliances and responses are included in Table 3 below.

Clause No.	Non-Conforming Conditions	Response
SC2-A28	<p>The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Proponent becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>Three non-compliances were raised in Audit # 3. Non-compliances and the proponent's response were initially submitted to planning on the 22 February 2021. As the audit report was finalised on the 9 February 2021 this is not within the required seven days.</p>	Implemented , HI will provide notification in line with A28 should non-compliances occur in future Audits.
SC2-A31 (a)	<p>Within three months of:</p> <ul style="list-style-type: none"> (b) the submission of an incident report under condition A26 and A27; (c) the submission of an Independent Audit under condition C36 and C38; <p>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.</p> <p>A review of the CEMP was undertaken in March 2021 within three months of the submission of the January and February 2021 safety incidents, however DPIE was not notified of the review.</p> <p>A review of the CEMP was undertaken in March 2021 within three months of the submission of the independent audit, however DPIE was not notified of the review.</p> <p>No significant changes were required to the CEMP in response to the review undertaken in March 2021.</p>	Implemented , A further review will be required as a result of this Audit Report and Planning Modification 3. DPIE will be notified of this review and any future reviews in line with A31.

Table 3 – Non-Compliances

5. Previous Report Actions

A summary of previous report actions are included in Table 4 below.

Non-Compliance #	Audit finding and recommendations	Status
Audit 3 NC #1	<p>A24</p> <p>The Audit report prepared in August 2020 was not available as required by Condition A24 a ix) 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>CLOSED</p> <p>All audit reports are available on the website</p>
Audit 3 NC #2	<p>A31</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (b) the submission of an incident report under condition A26 A27; (c) the submission of an Independent Audit under condition C36 C38; (d) the approval of any modification of the conditions of this approval; <p>The CEMP has been reviewed in response to the above 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>	<p>Open – DPIE were notified of an incident in Feb 2021 and of the audit report #3 but there was no evidence of a review of strategies as required by this condition. This has been raised as an NC under this audit report.</p>
Audit 3 NC #3	<p>C 37 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>	<p>CLOSED</p> <p>Audit reports 1, 2 and 3 are all available on the website.</p>

6. Incidents

Two incidents occurred on the 21 January 2020 and notification to the department occurred on the 22 January 2020 . 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.

A further safety incident occurred in this reporting period, on the 26 February 2021. DPIE were notified on the 5 March 2021.

7. Complaints

There have been no complaints.

8. Declaration

Please refer to **Appendix B – Compliance Report Declaration Form** for the declaration of the Authorised Reporting Officer for the New Maitland Hospital (Stage 2) development.

9. Appendices

Appendix A – Compliance Table for New Maitland Hospital (Stage 2)

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	PART A - ADMINISTRATIVE CONDITIONS			
	Obligation to Minimise Harm to the Environment			
SC2-A1	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 virtual site visit noted that the site was well managed with environmental controls focused on the remaining works at the car park sites.	C
	Terms of Approval			
SC2-A2-a	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, MOD 2 on the 31/8/2020 and MOD 3 on the 27 July 2021	C
SC2-A2-b	(b) in accordance with all written directions of the Planning Secretary;	https://www.planningportal.nsw.gov.au/major-projects/project/26581	There have been no written directions to date. There has been one site inspection undertaken by DPIE on the 17 May 2021. No written comments were provided as a result of the site visit.	NT
SC2-A2-c	(c) generally in accordance with the EIS, Preferred Infrastructure Report and Additional Information;	Staff interviews & Site visit CEMP and subplans EIS PIR	The works are being undertaken generally in accordance with the condition as modified, by MOD 1 on the 23 January 2020, MOD 2 on the 31/8/2020 and MOD 3 on the 27 July 2021.	C
SC2-A2-d	(d) generally in accordance with the approved plans in the table below:	Modification 2 – Consolidated approval Mod 3 Consolidated Approval 27/07/2021 Group DLA Progress inspection report No 4 11 – 17 June 2020 Group DLA Progress inspection report No 5 dated 1 September 2020 & inspection report dated 16 October & 6 November 2020, Emails Multiplex – TTW (15/7/2020 – 5/8/2020) Monteith and Powys Survey certification 4 May 2021 Black Beetle Landscaping certification 20 December 2020	There have been minor changes to revisions to these plans as identified in Mod 1 which has now been approved and forms the consolidated approval. These changes have been incorporated into this table – noted in Bold and Strikethrough text. Audit 3 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: <ul style="list-style-type: none">• Fire Stair tread and riser dimensions• Fire stair handrail and barrier landings (outstanding)• Plasterboard installation and plasterboard junctions• Ceiling insulation 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. New issues raised included: <ul style="list-style-type: none">• Fire door compliances• Fire Hydrant outlets• Fire Hydrant boosters• Wall insulation	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		<p>PGA 25 May 2021 Fire Engineering Report</p> <p>AviPro 18 May 2021 helicopter landing commissioning report</p>	<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> <p>Audit 4</p> <p>Monteith and Powys Surveyors have confirmed that the building height, location and internal roads and car parks are as per the approved plans.</p> <p>Black Beetle landscapers confirm that the landscape design is in accordance with the Building Code of Australia (NCC.BCA 2016) and</p> <ul style="list-style-type: none"> AS 4419 – 2003 Soils for Landscaping and Garden Use AS 4454 - 2012 Compost, Soil Conditioners and Mulches AS 2303 – 2018 Tree stock for Landscape Use Planning for Bushfire Protection 2006 <p>And the approved plans listed in the consent.</p> <p>PGA completed a fire engineering report and inspections confirming that fire doors, hydrants, hoses, portable fire extinguishers, fire detection systems, smoke control systems, stair pressurisation, Emergency lifts and lighting, comply with the relevant requirements of National Construction Code 2016, Amendment 1, Volume One, Building Code of Australia Class 2 to Class 9 Buildings, Australian Building Codes Board, Second edition, March 2018 (BCA).</p> <p>AviPro report provides evidence that the helicopter landing site complies with CASA CAAP 92-2(2) Guidelines for the establishment and operation of onshore HLS and B. NSW Health Policy GL2020_014 Guidelines for NSW Hospital HLS dated 1 July 2020</p>	
	Architectural plans prepared by BVN			
	01A-AX0-102 5 SITE PLAN (ROOF VIEW) 28/05/21			C
	01A-AX0-102 – 3 - SITE PLAN - 25/09/19			
	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 19 - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 01 25/09/19 15/04/20			C
	11B-200-100 – 16 - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 02 25/09/19			C
	11B-300-100 – 45 17 - HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 03 25/09/19 14/04/20			C
	11B-400-100 - 45 17 HOSPITAL - GENERAL ARRANGEMENT PLAN - LEVEL 04 25/09/19 14/04/20			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 15 - HOSPITAL – ELEVATIONS NORTH AND SOUTH 48/09/19 10/08/20			c

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	11C-A00-101 – 44 15 - HOSPITAL – ELEVATIONS EAST AND WEST 48/09/19 10/08/20			C
	11C-A00-103 – 44 15 - HOSPITAL – ELEVATIONS PART EAST AND WEST 18/09/19 30/04/20 01A-AX0-215 1 SITE SECTION / ELEVATION 28/05/21			C
	SK408 - BUILDING SECTIONS 04/02/19 (as marked)			C
	SK414 (as marked) - 2 (as marked) MAITLAND HOSPITAL MATERIALS BOARD -			C
	Landscape drawings prepared by <i>Black Beetle pty ltd</i>			
	BBE-LSA- DRW-GXO- 100 - 14 COVER SHEET & KEY PLAN 31.10.19			C
	BBE-LSA DRW-GA1- 1A1 10 Landscape General Arrangement Plan Quadrant A1 28.05.21			C
	BBE-LSA- DRW-GA2- 1A2 - 10 - Landscape General Arrangement Plan Quadrant A2 28.05.21			C
	BBE-LSA- DRW-GA3- 1A3 - 20 - Landscape General Arrangement Plan Quadrant A3 28.05.21			C
	BBE-LSA- DRW-GA4- 1A4 - 18 - Landscape General Arrangement Plan Quadrant A4 28.05.21			C
	BBE-LSA- DRW-GB1- 1B1 - 11 - Landscape General Arrangement Plan Quadrant B1 - 28.05.21			C
	BBE-LSA- DRW-GB2- 1B2 - 02 - Landscape General Arrangement Plan Quadrant B2 09.05.19			C
	BBE-LSA- DRW-GB3- 1B3 - 15 - Landscape General Arrangement Plan Quadrant B3 31.05.21			C
	BBE-LSA- DRW-GB4- 1B4 - 12 - Landscape General Arrangement Plan Quadrant B4 31.05.21			C
	BBE-LSA- DRW-GC0- 103 - 10 - Landscape General Arrangement Plan Quadrant C0 05.09.19			C
	BBE-LSA- DRW-G10- 110 – 07 - Landscape General Arrangement Plan Quadrant 10 - 09.09.19			C
	BBE-LSA- DRW-G20- 120 - 06 - Landscape General Arrangement Plan Quadrant 20 05.09.19			C
	BBE-LSA- DRW-G30- 130 - 10 - Landscape General Arrangement Plan Quadrant 30 31.10.19			C
	BBE-LSA- DRW-G40- 140 - 05 - Landscape General Arrangement Plan Quadrant 40 05.09.19			C
	BBE-LSA- DRW-GD1- 1D1 - 12 - Landscape General Arrangement Plan Quadrant D1 28.05.21			C
	BBE-LSA- DRW-GD2- 1D2 - 10 - Landscape General Arrangement Plan Quadrant D2 28.05.21			C
	BBE-LSA- DRW-GD3-1D3- 05 Landscape General Arrangement Plan Quadrant D3 05.09.19			C
	BBE-LSA- DRW-GD4- 1D4 - 01 - Landscape General Arrangement Plan Quadrant D4 05.09.19			C
	BBE-LSA- DRW-GE0- 106 - 10 - Landscape General Arrangement Plan Quadrant E0 05.09.19			C
	BBE-LSA- DRW-GF1- 1F1 - 05 Landscape General Arrangement Plan Quadrant F1 05.09.19			C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	BBE-LSA- DRW-GF2- 1F2 - 05 - Landscape General Arrangement Plan Quadrant F2 09.09.19			C
	BBE-LSA- DRW-GG1- 1G1 - 05 - Landscape General Arrangement Plan Quadrant G1 05.09.19			C
	BBE-LSA- DRW-GG2- 1G2 - 01 - Landscape General Arrangement Plan Quadrant G2 05.09.19			C
	BBE-LSA- DRW-GXO- 300 - 06 17 - PLANT SCHEDULES AND NOTES 46.09.19 18.11.19 29.04.21			C
	BBE-LSA- DRW-L41- 1L41 – 09 11 - General Arrangement Plan Mortuary Courtyard Lower Ground Level Quadrant 41 09.09.19 18.11.19			C
	BBE-LSA- DRW-142- 1142 - 05 - General Arrangement Plan Multi Faith Courtyard Ground Level Quadrant 42 09.09.19 BBE-LSA- DRW-042- 1042 06 General Arrangement Plan Ground Level Imaging Courtyard Quadrant 42 18.11.19			C
	BBE-LSA- DRW-141- 1141 03 General Arrangement Plan Level 01 Southern Courtyard Quadrant 41 18.11.19			C
	BBE-LSA- DRW-323- 1323 - 07 10 - General Arrangement Plan Rehabilitation Courtyard Level 03 Quadrant 23 09.09.19 18.11.19			C
	BBE-LSA- DRW-324- 1324 - 07 09 – General Arrangement Plan Mental Health Courtyard Level 03 Quadrant 24 09.09.19 General Arrangement Plan Level 03 Mental Health Courtyard Quadrant 24 18.11.19			C
	BBE-LSA- DRW-344- 1344 – 04 06 – General Arrangement Plan Mental Health Courtyard Level 03 Quadrant 44 09.09.19 18.11.19			C
	BBE-LSA- DRW-523- 1523 - 05 07 - General Arrangement Plan Paediatric Courtyard Level 05 Quadrant 23 09.09.19 18.11.19			C
	BBE-LSA- DRW-123- 1123 - 02 03 General Arrangement Plan Level 01 Birthing Courtyard Quadrant 23 46.09.19 18.11.19			C
	BBE-LSA- DRW-124- 1124 - 04 03 - General Arrangement Plan Level 01 ICU Courtyard Quadrant 24 09.09.19 18.11.19			C
	BBE-LSA- DRW-140- 1140 - 01 - General Arrangement Plan Level 01 Quadrant 40 19.06.19			C
	[SSI-9775-Mod-1] [SSI-9775-Mod-2] SSI - 9775-MOD 3			
SC2-A3a	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
SC2-A3-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
SC2-A3-c	(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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2-A4	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 no ambiguities to date	NT
	Limits of Approval			
SC2-A5	This approval lapses five years after the date of approval unless work is physically commenced.		The modified approval Mod 3 was issued on the 27 July 2021.	C
	Planning Secretary as Moderator			
SC2-A6	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
	Evidence of Consultation			
SC2-A7	Where conditions of this approval require consultation with an identified party, the Proponent must:	NMH – MCC Monthly meeting minutes 14 October 2020 NMH – MCC Monthly meeting minutes 4 August 2021	Consultation has occurred with Transport for NSW, Maitland City Council and the DPIE. Maitland City Council regarding the HIP Ongoing regular consultation with Council. Key issues discussed in latest meeting include, progress, access, parking and solar installation included in MOD 3.	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) continue to be 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
	Staging			
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 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).		The project has not been staged. A separate approval was issued for the early works.	NT
SC2-A9	A Staging Report prepared in accordance with condition A8 must:		The project has not been staged.	NT
SC2-A9-a	(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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – A9 - 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
SC2 – A9 - c	(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
SC2 – A9 - d	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging		The project has not been staged.	NT
SC2 - A10	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
SC2 - A11	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
	Staging, Combining and Updating Strategies, Plans or Programs			
SC2 – A12 – a	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
SC2 – A12 – 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
SC2 – A12 – c	(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 and is currently at revision 7, however no substantial changes have been made	NT
SC2 - A13	The Planning Secretary must approve any strategy, plan or program prepared in accordance with condition A15 -A12 where previously approved by the Planning Secretary under this consent.			NT
SC2 - A14	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
SC2- A15	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 updates to strategies plans or programs to date. MOD 2 design plan changes approved 31/8/2020 MOD 3 approved on the 27 July 2021.	C
	Structural Adequacy			
SC2 - A16	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. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development	Taylor Thomson Whitting (TTW) PTY Ltd Letter dated 14 June 2019 TTW Structural design certificate Stage 2 dated 26/6/2020	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. 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: <ul style="list-style-type: none"> AS 1170.0-2002 Structural design actions – General principles AS 1170.1-2002 Structural design actions – Permanent, imposed and other actions 	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		TTW Structural design certificates dated 21/07/21	<ul style="list-style-type: none"> AS 1170.2-2011 Structural design actions – Wind actions AS 1170.4-2007 Structural design actions – Earthquake actions in Australia AS 3700-2011 Masonry Structures AS 4100-1998 Steel Structures AS 3600-2009 Concrete Structures <p>TTW certified that the following plans comply with the requirements of BCA 2016 Clauses B1.1, B1.2, B1.4, and relevant Australian standards:</p> <ul style="list-style-type: none"> TTW-STR-DRW-A00- 540 LEVEL 00 - SOLAR PANEL CANOPY STEELWORK MARKING PLAN P1 TTW-STR-DRW-A00-541 SOLAR PANEL CANOPY DETAILS 	
	External Walls and Cladding			
SC2 - A17	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>TTW certification external walls and cladding dated 4/3/2020</p> <p>TTW site inspection report 25/5/2020 – external walls and cladding inspection</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 audits reviewed TTW site inspections and found that they occurred in order to check the progress of installation of walls and cladding and therefore to determine compliance with BCA requirements.</p>	C
	Site Contamination			
SC2 - A18	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.	<p>Part Lot 401, Remediation Action Plan / Contamination Management Plan dated September 2019 and prepared by GHD Pty Ltd.</p> <p>Virtual Site visit</p> <p>NMH Part Lot 401 Sub lease document</p> <p>GHD inspection report 27 May 2021 and 20 July 2021</p>	<p>It is noted that remediation is about to commence on the CSR lands under an agreement</p> <p>Remediation is complete, although final sign off has not yet been provided. GHD are undertaking external inspections to check compliance with the remediation action plan.</p>	C
	Design and Construction for Bush Fire			
SC2 - A19	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in 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.	<p>BUSHFIRE ASSESSMENT REPORT -NEW MAITLAND HOSPITAL- STAGE 2 (Newcastle Bushfire Consulting 2/4/2019)</p> <p>Bushfire Planning and Design Certificate Dated 6/3/2019</p>	The Bushfire Assessment report and the BPAD certificate were reviewed. These documents demonstrated that the building complies with the requirements of the condition. Section 3.5 of the Bushfire Assessment Report states the building will be constructed to BAL 12.5	C
SC2 - A20	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	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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		(Newcastle Bushfire Consulting 2/4/2019) Bushfire Planning and Design Certificate Dated 6/3/2019		
	Applicability of Guidelines			
SC2 – A21	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
SC2 – A22	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
	Monitoring and Environmental Audits			
SC2- A23	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&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the 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 compliance with the approval or the environmental management or impact of the development.</i>	Site inspection records VGT monitoring records refer to condition C7	Monitoring that is being conducted includes: <ul style="list-style-type: none"> VGT Dust monitoring Groundwater monitoring 	C
	Access to Information			
SC2 – A24	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
SC2 – A24 - a	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Website http://newmaitlandhospital.health.nsw.gov.au/	These documents are available on the website	C
SC2 – A24 – i	(i) the documents referred to in condition A2 of this approval;	http://newmaitlandhospital.health.nsw.gov.au/	The plans in A2 are available on the website	C
SC2 – A24 - ii	(ii) all current statutory approvals for the development;	http://newmaitlandhospital.health.nsw.gov.au/	Approvals and/or the link to DPIE website are available	C
SC2 – A24 - iii	(iii) all approved strategies, plans and programs required under the conditions of this approval;	http://newmaitlandhospital.health.nsw.gov.au/	The EMP and sub plans are available on the website	C
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;	http://newmaitlandhospital.health.nsw.gov.au/ 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 this was raised as an NC in Audit #3. Audit #4 notes that all audit reports are now available on the website	Audit 3 NC#1 (CLOSE D) Audit # 4 C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
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;	http://newmaitlandhospital.health.nsw.gov.au/	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 reports.	C
SC2 – A24 - vi	(vi) a summary of the current stage and progress of the development;	http://newmaitlandhospital.health.nsw.gov.au/	Project updates and summaries are available on the website. The latest update was on the 17 Aug 2021. There is a contact us page on the website. There is a complaints register available on the website. It is however noted that no complaints have been received Multiplex also 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;	http://newmaitlandhospital.health.nsw.gov.au/	There is a contact us page on the website	C
SC2 – A24 - viii	(viii) a complaints register, updated monthly;	http://newmaitlandhospital.health.nsw.gov.au/	There have been no complaints to date. There is a complaints register available on the website. It is however noted that no complaints have been received	C
SC2 – A24 - ix	(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;		All current audit reports were available on the website at the time of Audit #4, up to and including Audit 3 undertaken in January 2021 and finalised on the 9 February 2021.	Audit 3 NC#1 (CLOSED) Audit # 4 C
SC2 – A24 (x)	(x) any other matter required by the Planning Secretary; and			NT
SC2 – A24 - b	(xi) keep such information up to date, to the satisfaction of the Planning Secretary.	MOD 1 and 2 and 3 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 MOD 3 documentation including an Environmental Assessment report (Ethos Urban 2021) has been submitted to planning and is available on the planning portal and the consolidated consent under MOD 3.	C
	Compliance			
SC2 – A25	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 Project Induction Rev 12	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"> • Construction boundary • Working hours • Complaints • Traffic arrangements and access • Emergency and incident response • BC requirements • Relevant requirements of the EMP and subplans • Unexpected finds – contamination and Aboriginal heritage • 	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
Incident Notification, Reporting and Response				
SC2 – A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au 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.	<p>Email from DPIE dated 24 January noting receipt of the incident.</p> <p>EMAIL from HI notifying the department of reporting the incident on 22 January 2020</p> <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>Incident notification to DPIE dated 5 March 2021</p>	<p>Two incidents occurred on the 21 January 2020 and notification to the department occurred on the 22 January 2020. Both incidents were safety related and no environmental harm was caused.</p> <p>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.</p> <p>A further two incidents have occurred in this reporting period.</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> <p>A further safety incident occurred on the 26 February 2021. DPIE were notified in accordance with this condition.</p>	C
SC2 – A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	<p>Documents as above for A 26</p> <p>DPIE Letter dated 12 February 2021 regarding January 2021 incident reporting</p> <p>Multiplex incident report dated 1 March 2021</p> <p>DPIE email dated 5 March 2021 confirming receipt of incident report</p>	<p>Notification to the Department in accordance with these requirements was undertaken for the incidents in the previous reporting period (21-22 January 2020 & 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> <p>The incident report in response to the incident in January 2021, was provided to DPIE on the 12/2/2021. DPIE found the incident report to be generally compliant with the requirements of Appendix 1.</p> <p>The incident in February 2021 was reported on an incident report addressing the requirements of Appendix 1 and provided to DPIE on the 5 March 2021.</p>	C
Non-Compliance Notification				
SC2 – A28	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Proponent becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<p>Emails HI – DPIE re IAR submission dated 3/3/2020</p> <p>Letter to DPIE re audit #3 response dated 22 February 2021</p>	<p>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.</p> <p>No new con compliances were raised in the August 2020 audit.</p> <p>Three non-compliances were raised in Audit # 3. Non-compliances and the proponents response initial were submitted to planning on the 22 February 2021. As the audit report was finalised on the 9 February 2021 this is not within the required seven days.</p>	Audit # 4 NC #1
SC2 – A29	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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT
	Revision of Strategies, Plans and Programs			
SC2-A31 - a	Within three months of: (a) the submission of a compliance report under condition B34 B31 ;	Notification to planning letter dated 6 April 2020 Notification letter to planning re Pre construction compliance report dated 12/12/2020	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.	Audit # 1 NC
SC2-A31 - b	(b) the submission of an incident report under condition A26 A27 ;	Notification to planning letter dated 6 April 2020 CEMP Rev 6 CEMP Rev 7	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. A review of the CEMP was undertaken in March 2021 within three months of the submission of the January and February 2021 incidents, however DPIE was not notified of the review.	Audit 3 NC#2 Audit 4 NC# 2
SC2-A31 - c	(c) the submission of an Independent Audit under condition C36 C38 ;	Notification to planning letter dated 6 April 2020 CEMP Rev 6 CEMP Rev 7	Notification of the review of the strategies to the secretary occurred on the 6 April 2020, in response to A31 c (for the 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. A review of the CEMP was undertaken in March 2021 within three months of the submission of the independent audit, however DPIE was not notified of the review.	Audit 4 NC# 2
SC2-A31 - d	(d) the approval of any modification of the conditions of this approval; or	Notification to planning letter dated 6 April 2020 CEMP Rev 6 CEMP Rev 7	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. MOD 3 was approved on the 27/07/2021 and therefore this condition has not been triggered for this audit period.	Audit 3 NC#2 Audit 4 NT
SC2-A31 - e	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this approval must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.			NT
SC2-A32	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. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Ethos Urban letter to CBRE 29 May 2020 Group DLA email dated 2 June 2020	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. MOD 2 has been approved and forms the consolidated consent (31//8/2020). The CEMP was reviewed as a result but no changes to the CEMP was required other than reference to the MOD2 which have already been submitted to the certifier and planning. MOD 3 was approved on the 27 July 2021, therefore six weeks has not passed and this condition is not triggered for this audit period (Audit 4).	C
	PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION			
	Notification of Commencement			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – B1	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	A 'Notification of Commencement' was issued by the Proponent to the Planning Secretary on 9 December, 2019. Construction commenced on Thursday 12 December, 2019.	C
SC2- B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	https://www.planningportal.nsw.gov.au/major-projects/project/26581	The project is not being staged.	NT
	Certified Drawings			
SC2 – B3	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
	External Walls and Cladding			
SC2 – B4	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 TTW compliance certification for external walls and cladding dated 4 March 2020	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 where 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 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. 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. There has been ongoing compliance checks by group DLA to ensure construction of external walls and cladding is in accordance with the plans. Final certification for external walls and cladding was provided by TTW on the 4 March 2020.	C
	Protection of Public Infrastructure			
SC – B5 - a	Prior to the commencement of construction, the Proponent must (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 of the affected infrastructure;	Emails to providers: • NBN November 2018	Consultation with providers has been ongoing since as early as 2017 Consultation was undertaken with the following as evidenced by emails provided at the audit:	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		<ul style="list-style-type: none"> NBN via Mirait (NBN Provider) 25-26 March 2020 Ausgrid December 2018 <p>Approved NBN plans dated 31/10/2019</p> <p>Letters to</p> <ul style="list-style-type: none"> Hunter water dated 23 April 2019 	<ul style="list-style-type: none"> Commencing 16 November 2018 – March 2020 with NBN Co (and Mirait – approved NBN provider) regarding getting NBN to the site. Consultation with Ausgrid regarding temporary connection for the early works was undertaken on the 20/12/2018 and 27/9/2018. Correspondence with Hunter Water in relation to connection of a hot tap tee and valve <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>	
SC – B5 - 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
SC – B5 - c	(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 Maitland City Council MCC</p> <p>Email dated 26/11/2019 from Multiplex to the Certifier</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> <p>The Dilapidation report was sent to the Certifier on the 26/11/2019</p>	C
	Ecologically Sustainable Development			
SC – B6 - a	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Proponent must demonstrate that ESD is being achieved by either</p> <p>(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</p>	<p>Email from HI to DPIE dated 12 December 2019</p> <p>Email from DPIE dated 17 August 2021 re ESD strategy</p>	<p>Notification of an alternative process was provided to the department on the 12 December 2019.</p> <p>The department subsequently approved the final ESD Strategy on 17 August 2021</p>	C
SC – B6 - 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
	Outdoor Lighting			
SC – B7	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
	Environmental Management Plan Requirements			
SC2 – B8	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
SC2 – B8 - a	(a) detailed baseline data;	CEMP and Sub plans	<p>Baseline data including</p> <ul style="list-style-type: none"> Construction noise criteria is included in Appendix 8 of the CEMP Soil and water management data in Appendix 9 of the CEMP 	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
			<ul style="list-style-type: none"> Contamination data in Appendix 10 of the CEMP Location of potential archaeological material in Appendix 11 of the CEMP Ecological constraints and data in Appendix 12 of the CEMP 	
SC2 – B8 - bi	(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 independent audit of the main works that the legislation table has been updated to include relevant legislation.	C
SC2 – B8 - ii	(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
SC2 – B8 - iii	(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
SC2 – B8 - c	(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
SC2 – B8 - d i	(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
SC2 – B8 - d - ii	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	<p>Inspection checklists dated 7/1/2020, 14/1/2020 and 23/1/2020</p> <p>Inspection checklists for audit 2 : 24/3/2020; 7/4/2021; 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>Weekly inspection report for Audit 4: 1/06/2021, 22/06/2021, 6/7/2021, 13/7/2021, 20/7/2021, 27/7/2021, 10/8/2021, 17/8/2021</p>	<p>The effectiveness of measures to manage the impacts of the project are being managed using a proactive risk based approach. Some examples include:</p> <ul style="list-style-type: none"> Parking on site – was identified as a potential risk as onsite parking will be at capacity in the coming months. 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. 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. <p>Weekly inspection records 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>	C
SC2 – B8 - e	(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;	Unexpected finds protocols Incident response plan	Unexpected finds protocols for heritage and contaminated land are included in the CEMP	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – B8 – f	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	CEMP Inspection checklists	The CEMP includes a provides for continuous improvement through a series of external and internal audits and inspections The AUDIT found the following in relation to continuous improvement: <ul style="list-style-type: none"> As noted above and also during the site visit, continuous improvement is instigated through fortnightly inspections CEMP section 1.8 includes a review of plans to instigate project performance. 	C
SC2 – B8 – g i	(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-conformances.	C
SC2 – B8 – g - ii	(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
SC2 – B8 – g - iii	(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
SC2 – B8 – h	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <i>Note: 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
	Construction Environmental Management Plan			
SC2 – B9	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
SC2 – B9 – ai	(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
SC2 – B9 – a – ii	(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
SC2 – B9 – a – iii	(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
SC2 – B9 – a – iv	(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
SC2 – B9 – a – v	(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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – B9 – a – vi	(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
SC2 – B9 – a – vii	(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
SC2 – B9 – a – viii	(viii) community consultation and complaints handling;	CEMP Section 4.1	CEMP section 4.1 references the Stakeholder and Communications Management Plan which details the process for enquiries and complaints	C
SC2 – B9 – b	(b) Traffic and Pedestrian Management Sub-Plan (see condition B13 B14);	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
SC2 – B9 – c	(c) Construction Noise and Vibration Management Sub-Plan (see condition B14 B12);	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
SC2 – B9 – d	(d) Construction Waste Management Sub-Plan (see condition B15 B13);	CEMP section 14.6	The Construction Waste Management Sub-Plan is included in Section 14.6 of the CEMP	C
SC2 – B9 – e	(e) Construction Soil and Water Management Sub-Plan (see condition B16 B14);	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
SC2 – B9 – f	(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17 B15);	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
SC2 – B9 – g	(g) Biodiversity Management Sub-Plan (see condition B18 B16);	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
SC2 – B9 – h	(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
SC2 – B9 – i	(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
SC2 – B9 – j	(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
SC2 – B10	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
SC2 – B11 – a	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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – B11 – 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 the 9 December 2019	Stakeholders are identified in Section 3 of the TMP Plans were emailed to council and RMS (TfNSW)	C
SC2 – B11 – c	(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
SC2 – B11 – d	(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
SC2 – B12 a	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
SC2 – B12 – 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
SC2 – B12 – c	(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
SC2 – B12 – d	(d) include strategies that have been developed with the community, including all noise sensitive receivers where construction noise levels are predicted to exceed the noise management level, for managing high noise generating works;		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 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.	NT
SC2 – B12 – e	(e) describe the community consultation undertaken to develop the strategies in condition B44-B12(d);		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. This first audit recommended 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).	NT
SC2 – B12 – f	(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
SC2 – B12 – g	(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 B40(d) B8(d).	NVMP	Monitoring of performance is undertaken fortnightly through the environmental inspection checklist. The NVMP notes that noise monitoring will be undertaken in response to complaints.	C
SC2 – B13 – a	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:	CWMSWP WMP for Stage 2 in the EIS	The WMP for stage 2 in the EIS detailed the quantities of waste predicted to be generated (Table 3 of the WMP)	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Waste register for June 2020 Enviro pacific waste reports June 2021 and March 2021	The types of waste generated are included in Section 14.6.5 of the plan. A waste register is maintained for the works. A review of the register for June 2021 and March 2021 shows that waste is classified into each type and recycled vs waste is calculated. Furthermore, the Waste reporting has been collated in the Waste report for the period Nov 2019 – June 2021.	
SC2 – B13 - b	(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.	CWMSP and the Contamination Management Plan	Controls are included in the plan to manage airborne emissions of fibres.	C
SC2 – B14 a	The Proponent must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	CEMP CSWMP (GHD October 2019) Email correspondence with Council dated 4 and 9 December 2019	Prepared by GHD. Email documentation shows that council reviewed the plan and raised no objections.	C
SC2 – B14 - 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
SC2 – B14 - c	(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
SC2 – B14 - d	(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
SC2 – B15 a	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
SC2 – B15 - 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
SC2 – B15 - c	(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
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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
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.		Note: The Final Report was completed in Stage 1 of the NMH Project and is included in Appendix 11-C – Surface Collection Report . - Note: 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: (a) be prepared by a suitably qualified and experienced ecologist;	BMSP	Prepared by Wildthing Environmental Consultants (dated 24 September 2019)	C
SC2 – B16 – 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
SC2 – B16 – c	(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
SC2 – B16 – d	(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
SC2 – B16 – e	(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
SC2 – B16 – f	(f) controlling weeds and feral pests;	BMSP Site inspection Bush regeneration plan 12/6/2020 Emails Daracon – Multiplex re bush regeneration works dated 20 March – 19 May 2021 Blackbeetle report dated 15 May 2021	Section 2 of the plan includes measures to manage weeds and pests. A bush regeneration plan has been prepared as part of the weed management plan which states that weeding 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. Daracon have undertaken the bush regeneration works in this area. Black Beetle Landscape designers confirmed that the works had been completed in a letter dated 15 May 2021.	C
SC2 – B16 – g	(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
SC2 – B16 – h	(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
SC2 – B17	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
SC2 – B17 – a	(a) minimise the impacts of earthworks and construction on the local and regional road network;		Included in Appendix 7 of the CTPMSP	C
SC2 – B17 – b	(b) minimise conflicts with other road users;		Included in Appendix 7 of the CTPMSP	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – B17 - c	(c) minimise road traffic noise; and		Included in Appendix 7 of the CTPMSP	C
SC2 – B17 - d	(d) ensure truck drivers use specified routes.		Included in Appendix 7 of the CTPMSP	C
	Construction Parking			
SC2 – B18	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
	Soil and Water			
SC2 – B19 - a	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 Site photos	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 (i.e. the basin) was regularly dewatered as required. Dewatering permits were used for all dewatering. Audit 4 Erosion and Sediment controls were inspected during the virtual site inspection and found to be maintained and in line with the ESCP.	C
SC2 – B19 - 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
SC2 – B19 - c	(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
SC2 – B19 - d	(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
SC2 – B20	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'	Site Visit and ESCP Nov 2020 ESCP	The site visit found that appropriate controls in line with the "Blue Book" were in place.	C
	Biodiversity Offset Strategy			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status																														
SC2 – B21	<p>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.</p> <table border="1"> <thead> <tr> <th>Impacted plant community type (PCT)</th><th>Number of ecosystem credits</th><th>Plant community type(s) that can be used to offset the impacts from development</th><th>Trading Group</th><th>IBRA sub-region</th></tr> </thead> <tbody> <tr> <td>1592 - Spotted Gum - Red Ironbark - Grey Gum shrub - grass open forest of the Lower Hunter</td><td>23</td><td>Like-for-like option Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin Bioregion (including PCT's: 1590, 1592, 1593, 1600, 1602)</td><td>-</td><td>Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, Tomalla, Upper Hunter, Wyong, Yengo or any IBRA sub-region that is within 100kms of the outer edge of the impacted site.</td></tr> <tr> <td></td><td></td><td>Variation option(s) Dry Sclerophyll Forests (Shrub/grass subformation)</td><td>Tier 3 or higher</td><td>Sydney Basin or any IBRA subregion within 100 kilometres of the outer edge of the impacted site.</td></tr> <tr> <th>Impacted species</th><th>Number of species credits</th><th>Species that can be used to offset the impacts from development</th><th></th><th>IBRA sub-region</th></tr> <tr> <td>Petaurus norfolkensis / Squirrel Glider</td><td>23</td><td>Like-for-like option Petaurus norfolkensis / Squirrel Glider</td><td></td><td>Any in NSW</td></tr> <tr> <td></td><td></td><td>Variation option(s) Any fauna species with a vulnerable or higher category of listing under Part 4 of the BC Act</td><td></td><td>Hunter, Ellerston, Karuah Manning, Kerrabee, Liverpool Range, Peel, Tomalla, Upper Hunter, Wyong, Yengo or any IBRA sub-region that is within 100kms of the outer edge of the impacted site.</td></tr> </tbody> </table>	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, Tomalla, Upper Hunter, Wyong, Yengo 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 subformation)	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 norfolkensis / Squirrel Glider	23	Like-for-like option Petaurus norfolkensis / 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, Tomalla, Upper Hunter, Wyong, Yengo or any IBRA sub-region that is within 100kms of the outer edge of the impacted site.	Remittance Advice Summary 20-12-2019	Relevant biodiversity credits were retired through payment to the Biodiversity Conservation Fund.	C
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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																														
SC2 – B23	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B24 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																														
	Rainwater Harvesting																																	
SC2 – B24	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																														
	Operational Noise – Design of Mechanical Plant and Equipment																																	
SC2 – B25	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> .	Group DLA compliance certificate 3 June 2021	Group DLA found mechanical plant to be compliant (Mechanical air handling systems), also included in Interim Certificate of Compliance for Mechanical Services issued by Fredon Air (NSW) Pty Ltd, dated 20/05/2021	C																														

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	Roadworks and Access			
SC2 – B26	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
SC2 – B26 – a	(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
SC2 – B26 – b	(b) has a four metre vertical clearance;	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 report 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
SC2 – B26 – c	(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 report 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
SC2 – B26 – d	(d) has a maximum cross fall of 10 degrees; and	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 report 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
SC2 – B26 – e	(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 report 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
SC2 – B27	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

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	Operational Car Parking and Service Vehicle Layout			
SC2 – B28 a	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: (a) all vehicles must enter and leave the Site in a forward direction;	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
SC2 – B28 - b	(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	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
SC2 – B28 - c	(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.	Construction Traffic Management Plan (CTMP) Sub-Plan Detailed Design statement dated 4 October 2019.	Refer to the Construction Traffic Management Plan (CTMP) Sub-Plan prepared by Multiplex. 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.	C
	Bicycle Parking and End-of-Trip Facilities			
SC2 – B29 a	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: (a) the provision of a minimum 23 staff and 12 visitor bicycle parking spaces;	Multiplex Wayfinding and Signage Design Development Report 22/08/2019, Building certificate for crown building work 11/12/2019	Bicycle parking facilities are located to the north of the western car park, with provision of up to 24 secure bicycle spaces and 12 bicycle racks. Works on the western carpark were completed in July. GTA consultants will do a final inspection to confirm implementation in this condition.	C
SC2 – B29 - b	(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;	Multiplex Wayfinding and Signage Design Development Report 22/08/2019,	Bicycle racks 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. Lighting requirements are addressed as part of the Electrical Design.	C
SC2 – B29 - c	(c) the provision of end-of-trip facilities for staff; and	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
SC2 – B29 - d	(d) appropriate pedestrian and cyclist advisory signs are to be provided.	Multiplex Wayfinding and Signage Design Development Report 22/08/2019,	Minale Tettersfield have prepared a Design Development – Wayfinding and Signage strategy for the NMH, this includes wayfinding signage for the bicycle parking area.	C
	Heritage Interpretation Plan			
SC2 – B30	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: (a) be prepared by a suitably qualified and experienced expert in consultation with Council;	Email dated 26/5/2020 From Maitland City Council re HIP Urbis (June 2020) HIP	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	C
SC2 – B30 - b	(b) include provision for naming elements within the development that acknowledges the site's heritage; and	Urbis (June 2020) HIP	The HIP includes this requirement.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – B30 – c	(c) incorporates interpretive information demonstrating the historical use of the site.	Urbis (June 2020) HIP	The HIP includes this requirement.	C
SC2 – B31	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.	Email to DPIE dated 09/12/2019	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.	C
SC2 – B32 a	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the 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;	Pre-construction compliance report v1.1 11 December 2019 Email to DPIE dated 12 December 2019	Pre construction compliance report prepared, dated 11 December 2019 and submitted to the department on 12 December 2019, which is that date of construction and therefore the submission date does not satisfy this condition.	NC from first audit
SC2 – B32 – b	(b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and		This condition is not triggered but will be prepared by LHD /SI. Operation planned to commence in January 2022.	NT
SC2 – B32 – c	(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
SC2 – B33	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
SC2 – B34	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 Email to DPIE dated 12 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, therefore submission was not in accordance with the schedule.	NC from first audit
SC2 – B35	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 report was published on the website on the 3/5/2020.	C
SC2 – B36	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
PART C DURING CONSTRUCTION				
Site Notice				
SC2 – C1 – a	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
SC2 – C1 – 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
SC2 – C1 - c	(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
SC2 – C1 - d	(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
SC2 – C1 - e	(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
	Operation of Plant and Equipment			
SC2 – C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Inspection sheet for Electric Scissor lift dated 12.10 20 Yanmar Inspection sheet (excavator) KOBELCO excavator service records 24 May 2021 CAT 12 M Grader maintenance log 4/07/19 to 31/05/21	The plant maintenance records for a number of plant were reviewed and found that inspection checks were done and maintenance logs were up to date.	C
	Construction Hours			
SC2 – C3 a	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 Induction pack (COVID-19 Development-Health Services Facilities) Order 2020	Hours of work are included in the induction and on the site notice. 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. Timelapse photo of the site at 6.09 am showed no activity on site 12/08/2021	C
SC2 – C3 - 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
SC2 – C4 a	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
SC2 – C4 -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
SC2 – C4 - c	(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
SC2 – C4 - d	(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
SC2 – C4 - e	(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
SC2 – C5	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
SC2 – C6	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			
SC2 – C7	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 EWMS monitoring records 4/5/2020 VGT dust monitoring results Feb , March, May and June 2020 VGT Monitoring results for July, August, September, October, November and December 2020 VGT Dust Monitoring records for audit 4 for May, June and July 2021 6/7/2021, Weekly inspection report for Audit 4: 1/06/2021, 22/06/2021, 6/7/2021, 13/7/2021, 20/7/2021, 27/7/2021, 10/8/2021, 17/8/2021 Daracon EWMS Northern carpark 1/4/2021	The audit found that the works are being undertaken in accordance with the CEMP. 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. 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. 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. Audit #4 Results for May, June and July 2021 were reviewed as part of this fourth audit and noted that there were no exceedances in relation to dust. Weekly inspections are being undertaken by Multiplex and Daracon are implementing the EWMS for the Northern Carpark works	C
	Construction Traffic			
SC2 – C8	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.	Site visit Induction	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.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		Letter from MCC to HI dated 10 February 2020 October 2020 council meeting minutes	On the 10 th February 2020 council provided a letter agreeing to offsite park (refer to condition B18). Further agreement with Council was reached re parking in side streets and documented in the meeting minutes in October 2020.	
	Hoarding Requirements			
SC2 – C9 a	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
SC2 – C9 - 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. There have been no events of Graffiti in the reporting period for the 4 th audit .	C
	No Obstruction of Public Way			
SC2 – C10	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
	Construction Noise Limits			
SC2 – C11	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
SC2 – C12	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 – Construction Work Days) Order 2020 – commenced 2 April 2020 Email correspondence dated 9- 24 April 2020 between CBRE & Multiplex	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. Notification to the community occurred in April 2020 notifying them of the COVID 19 work hours.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – C13	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
	Vibration Criteria			
SC2 – C14	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
SC2 – C14 - 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
SC2 – C15	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 C14 C15.	SITE PLAN BVN-ARH - 01A-AX0-002issue 12	There are no residential buildings within 30m of the site	C
SC2 – C16	The limits in conditions C15 C14 and C16 C15 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
	Tree Protection			
SC2 – C17 a	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	Virtual Site visit Wildthing report dated 26 April 2021	The virtual site visit found no evidence of vehicular entry to the area. A report prepared by Wildthing consultants found that the Retained Undisturbed Forest as illustrated on the SSI stamped plans (Figure 1) had not been disturbed throughout the SSI-9002 & SSI-9775 project construction phase.	C
SC2 – C17 - 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 former protective fencing, whichever is the greater.	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
	Air Quality			
SC2 – C18	The Proponent must take all reasonable steps to minimise dust generated during all works authorised by this approval.	Site visit CEMP and Air Quality Management plan VGT dust monitoring results Feb , March, May and June 2020 VGT Monitoring results for July, August, September, October, November and December 2020 Multiplex August 2020 Monthly report	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. 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. The third audit reviewed the dust gauge results for July – December and no dust exceedances were recorded at either of the gauges.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		Site photos for 21 June 2021, 17 August 2021 VGT monitoring results May June July 2021 Site visit	The 4th audit reviewed the dust gauge results for May-July 2021 and found that no dust exceedances were recorded at the gauges. Water carts continue to be used to control dust. The site is now largely stabilised with much of the landscaping near completion and paving largely done. There are some exposed surfaces around the car park works that are ongoing.	
SC2 – C19 a	During construction, the Proponent must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	Site inspection Induction records Water cart onsite	Included in the induction. 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. Landscaping works around the hospital commenced and was completed in this reporting period (Feb – August 2021). Therefore, the majority of the site is vegetated/sealed, with limited exposed surfaces. The eastern portion of the site is yet to be hydroseeded and there is some landscaping to be completed around the northern carpark.	C
SC2 – C19 - 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
SC2 – C19 – c	(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
SC2 – C19 – d	(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
SC2 – C19 - e	(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. Landscaping works around the hospital commenced and was completed in this reporting period (Feb – August 2021). Therefore, the majority of the site is vegetated/sealed, with limited exposed surfaces. The eastern portion of the site is yet to be hydroseeded and there is some landscaping to be completed around the northern carpark.	C
	Erosion and Sediment Control			
SC2 – C20	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 Audit 4 virtual site visit Weekly inspection report for Audit 4: 1/06/2021, 22/06/2021, 6/7/2021, 13/7/2021, 20/7/2021, 27/7/2021, 10/8/2021, 17/8/2021	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. The Site visit for audit 3 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. Audit 4 Weekly inspections continue to occur showing evidence of maintenance of controls, DARACON EWMS for the northern carpark was available and signed by staff. The virtual site visit for this audit found controls were maintained and in place.	C
	Imported Soil			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2-C21 a	The Proponent must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	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
SC2-C21 - b	(b) keep accurate records of the volume and type of fill to be used; and	Multiplex Materials register up to July 2020 Daracon materials register May – August 2021	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: Delivery of crusher dust from Martins Creek Quarry (Mackas Sand) (VENM). For use in stormwater trenches (20/7/2020) The materials register for the period from May – August 2021 was reviewed showing that accurate records are being maintained	C
SC2-C21 - c	(c) make these records available to the Certifier upon request.		The certifier has not requested this documentation to date	
	Disposal of Seepage and Stormwater			
SC2-C22	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
	Emergency Management			
SC2-C23	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 12 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
	Stormwater Management System			
SC2-C24 a	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: (a) be designed by a suitably qualified and experienced person(s);	Site works and Stormwater plan Sheets 1-6 TTW Stormwater Management Plan certification dated 26 November 2019	Stormwater plans were prepared Warren Smith and Partners Hydraulic Engineers. TTW certify that the stormwater plans comply with the following: <ul style="list-style-type: none">• 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.	C
SC2-C24 - 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
SC2-C24 - c	(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">• BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems• BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
			<ul style="list-style-type: none"> • 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. 	
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"> • 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. 	C
	Unexpected Finds Protocol – Historic Heritage			
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
	Waste Storage and Processing			
SC2 – C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site visit	Skip bins are located around the site. Refer site photos.	C
SC2 – C27	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 Enviro pacific waste reports June 2021 and March 2021 ESP Stockpiled soil assessment report 31 May 2021 ESP Clearance certificate – Cyclone fencing 26 March 2021 ESP clearance inspection Lot 401 DP 75537 Metford Road 4 June 2021, 15 April 2021 & 31 March 2021	The audit reviewed waste reports and documentation around unexpected finds. A number of waste classification report were prepared during this audit period. All materials were classified as general solid waste and no contaminants including asbestos containing material were identified.	C
SC2 – C28	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	Previous audits 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
SC2 – C29	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 Construction Waste Report November 2019 – June 2021	The construction waste report for the period Nov 2019 – June 2021 summarises the waste and recycling for the period. This report is required under the NSW Government Waste Reduction and Purchasing Policy Reporting requirements.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – C30	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.	Enviropacific waste dockets March 2021 ESP clearance report 31 st March 2021	Asbestos containing material was removed from the site on the 26 March 2021. ESP undertook testing of this material on the 26 th March and found that the sampling results returned below 0.001% of asbestos concentration in all samples collected and no ACM was retained on the 7mm sieve from the work area.	C
	Outdoor Lighting			
SC2 – C31	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
	Independent Environmental Audit			
SC2 – C32	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
SC2 – C33	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
SC2 – C34	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
SC2 – C34 – 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 Independent Audit reports	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. The third audit was undertaken in January 2021 and was provided to the department on 22 February 2021.	C
SC2 – C35	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
SC2 – C36	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
SC2 – C36 – 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
SC2 – C37 – a	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. The third audit was provided to the Department on the 22 February 2021.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
		Second audit response document and letter dated 2 September 2020 Third audit response document and letter dated 22 February 2021		
SC2 – C37 – 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 The third audit was provided to the Department on the 22 February 2021.	C
SC2 – C37 – c	(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.	New Maitland Hospital Development New Maitland (nsw.gov.au) 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 3 rd audit, the second audit was not available on the website as required by this condition. All audit reports were available on the website at the time of the 4 th audit.	NC audit 3 NC#3 C Audit #4
SC2 – C38	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 Third audit response document dated 22 February 2021	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. Third audit report was provided to the Department on the 22 February 2021. The audit Schedule listed the date as February 2021. The final Audit report was issued on the 9 February 2021, therefore the report was provided to DPIE within the 21 days.	C
SC2 – C39	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
	PART D PRIOR TO COMMENCEMENT OF OPERATION			
	Notification of Occupation			
SC2 – D1	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.	Email correspondence	DPIE notified on the 16 th December 2021.	C
	External Walls and Cladding			
SC2 – D2	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.	Email correspondence	Documentation provided to the Certifier on the 13 th January 2022.	C
SC2 – D3	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 correspondence	Documentation accepted by the Certifier on the 13 th January 2022. Documentation provided to DPIE on the 17 th January 2022.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	Post-construction Dilapidation Report			
SC2 – D4	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:	Post-construction Dilapidation Report	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D4 – a	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Post-construction Dilapidation Report	As per above.	C
SC2 – D4 – b	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	Post-construction Dilapidation Report	As per above.	C
SC2 – D4 – b – i	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Post-construction Dilapidation Report	As per above.	C
SC2 – D4 – b – ii	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads;	Post-construction Dilapidation Report	As per above.	C
SC2 – D4 – c	(c) to be forwarded to Council.	Email correspondence	Documentation issued to council on the 13 th December 2021.	C
	Protection of Public Infrastructure			
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>Note: 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>	NA		NT
	Protection of Property			
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	NA		NT
	Utilities and Services			
SC2 – D7	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.	Hunter Water Compliance Certificate	Hunter Water Compliance Certificate dated 14 August 2019.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	Roadworks and Access			
SC2 – D8	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.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D9	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.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	Works as Executed Plans			
SC2 – D10	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.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	Heritage Interpretation Plan			
SC2 – D11	The Proponent must implement the most recent version of the Heritage Interpretation Plan approved under condition B33.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	Green Travel Plan			
SC2 – D12	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:	Email correspondence	Documentation provided to DPIE on the 17 th January 2022.	C
SC2 – D12 - a	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;	Green Travel Plan	Complete	C
SC2 – D12 - 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;	Green Travel Plan	Complete	C
SC2 – D12 - c	(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;	Green Travel Plan	Complete	C
SC2 – D12 - d	(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	Green Travel Plan	Complete	C
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.	Green Travel Plan	Complete	C
	Evacuation and Emergency Planning			
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.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	Mechanical Ventilation			
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:	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – D14 - a	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	Group DLA Certificate dated 3 June 2021	The Group DLA certificate notes compliance with this requirement.	C
SC2 – D14 - b	(b) any dispensation granted by Fire and Rescue NSW.	NA	None granted.	NT
	Operational Noise – Design of Mechanical Plant and Equipment			
SC2 – D15	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> .	Acoustic Logic Acoustic Certificate for SSI-9775 dated 25 May 2021	Acoustic testing was been conducted on Wednesday the 19th of May 2021. Measurements of operational noise emissions from mechanical plant and equipment were been found to be compliant with the external noise emission requirements outlined in the New Maitland Hospital SSI II Noise & Vibration Assessment Report.	C
	Road Damage			
SC2 – D16	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.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	FIRE SAFETY CERTIFICATION			
SC2 – D17	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.	Final Fire Safety Certificate	Documentation provided to DPIE on the 17 th January 2022.	C
	Structural Inspection Certificate			
SC2 – D18	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:	Structural Inspection Certificate	Documentation provided to DPIE on the 17 th January 2022.	C
SC2 – D18 - a	(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	Structural Inspection Certificate & Final Design Drawings	Complete	C
SC2 – D18 - b	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Structural Inspection Certificate & Final Design Drawings	Complete	C
	Compliance with Food Code			
SC2 – D19	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.	EFD Certificate of construction compliance sated 20 May 2021	Universal Foodservice Designs Pty Ltd. acknowledges that the New Maitland Hospital kitchen areas have been designed & constructed in accordance with the Australian Codes and Standards	C
	Stormwater Quality Management Plan			
SC2 – D20	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:	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D20 - a	(a) maintenance schedule of all stormwater quality treatment devices;	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – D20 – b	(b) record and reporting details;	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D20 – c	(c) relevant contact information; and	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D20 – d	(d) Work Health and Safety requirements.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	Rainwater Harvesting			
SC2 – D21	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.	DPIE – HI Emails re rainwater harvesting 24 May 2021	Signed works-as-executed Rainwater Re-Use Plan have been provided to DPIE (email dated 24 May 2021)	C
	Warm Water Systems and Cooling Systems			
SC2 – D22	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	Planet Plumbing ACT Water Installation Certificate 19 April 2021	Water Systems have been certified to comply with this condition.	C
	Outdoor Lighting			
SC2 – D23	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:	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D23 – a	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D23 – 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.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
	Signage			
SC2 – D24	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	C
SC2 – D25	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.	Virtual Site inspection photographs	Bicycle way finding signage was noted during the virtual site inspection undertaken for Independent Audit No.4.	C
SC2 – D26	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.		There is no non potable water used at hose taps.	NT
	Site Audit Statement			
SC2 – D27	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.	Email correspondence	Documentation provided to DPIE on the 12 th January 2022.	C
	Asset Protection Zones			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – D28	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 Protection 2006</i> and the NSW RFS document Standards for asset protection zones, as amended by the following requirements:	The Couch Family Trust t/a Newcastle Bushfire Consulting Certification dated 5 May 2021	Bushfire consultants have certified at the APZ is in accordance with this condition.	C
SC2 – D28 – a	(a) an inner protection area (IPA) for a distance of 40m to the south-east of the building;	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	NT
SC2 – D28 – b	(b) an IPA for a distance of 50m to the east of the building;	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	NT
SC2 – D28 – c	(c) an IPA for a distance of 68m to the west of the building; and	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	NT
SC2 – D28 – d	(d) an APZ of 70m to the south and south-west, consisting of an IPA of 60m and an outer protection area of 10m.	Crown Completion Certificate accepted by the Certifier.	Completed as per deliverable for the Crown Completion Certificate and accepted by the Certifier.	NT
	Landscaping			
SC2 – D29	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.	Operational Landscape Management Plan	Complete	C
SC2 – D30	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> .	Operational Landscape Management Plan	Complete	C
SC2 – D31	The Proponent must not commence operation until the Operational Landscape Management Plan endorsed by the Certifier is submitted to the Planning Secretary.	Email correspondence	Documentation provided to DPIE on the 08 th December 2021.	C
	PART E POST OCCUPATION			
	Operation of Plant and Equipment			
SC2 – E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			NT
	Warm Water Systems and Cooling Systems			
SC2 – E2	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.			NT
	Operational Noise Limits			
SC2 – E3	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
SC2 – E4	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</i>			NT

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
	<i>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.			
	Unobstructed Driveways and Parking Areas			
SC2 – E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			NT
	Green Travel Plan			
SC2 – E6	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
	East Car Park			
SC2 – E7	Within two years of commencement of hospital operations, the East Car Park as identified on Drawing number 01A-AX0-102, titled Site Plan (roof view), revision 5, dated 28 May 2021, must be completed and operational and contain a minimum 140 line-marked car parking spaces.			NT
	Ecologically Sustainable Development			
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
	Outdoor Lighting			
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
	Landscaping			
SC2 – E10	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
	Rainwater Harvesting			
SC2 – E11	The Proponent must implement the rainwater re-use plan required by condition D21 for the duration of the development			NT
	Asset Protection Zones			
SC2 – E12	The asset protection zones required by condition D28 shall be maintained for the duration of occupation of the development.			NT
	Hazards and Risk			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – E13	The Proponent must store all chemicals, fuels and oils used on-site in accordance with:			NT
SC2 – E13 – a	(a) the requirements of all relevant Australian Standards; and			NT
SC2 – E13 – b	(b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' 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
	Dangerous Goods			
SC2 – E15	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.			NT
	APPENDIX 1 ADVISORY NOTES			
	General			
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
	Long Service Levy			
SC2 – AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	LSL receipt	A receipt for the payment of the LSL dated 27/11/2018 was sighted at the audit.	C
	Legal Notices			
SC2 – AN3	Any advice or notice to the approval authority must be served on the Planning Secretary			NT
	Access for People with Disabilities			
SC2 – AN4	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
	Utilities and Services			
SC2 – AN5	Prior to the construction of any utility works associated with the development, the Proponent must obtain relevant approvals from service providers.			NT
SC2 – AN6	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
	Road Design and Traffic Facilities			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 – AN7	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 Carpark 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"> • 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 2890.1 - 2004 Off Street Car Parking • AS 2890.2 - 2002 Off Street Car Parking – Commercial Vehicle Facilities • AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage • AS 3725 - 2007 Design for installation of buried pipes • AS 3600 – 2009 Concrete Structures • Australian Rainfall and Runoff 2016 • NSW Department of Housing Managing Urban Stormwater (Landcom Blue Book) • AustRoads Guide to Pavement Technology Part 2: Pavement Structural Design 2012 	C
	Road Occupancy Licence			
SC2 – AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.			NT
	SafeWork Requirements			
SC2 – AN9	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
	Hoarding Requirements			
SC2 - AN10	The Proponent must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			NT
	Handling of Asbestos			
SC2 - AN11	The Proponent must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.			
	Fire Safety Certificate			
SC2 - AN12	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
	APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS			
	Written Incident Notification Requirements			

ID	Compliance Requirement	Evidence collected	Findings and Recommendations	Status
SC2 - 1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au 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 January 2020 and notification to the department occurred on the 22 January 2020. Both incidents were safety related and no environmental harm was caused. Further safety incidents occurred in January and February 2021. DPIE were notified of the incident as required by A26	C
SC2 - 2 - a	Written notification of an incident must (a) identify the development and application number;		Refer A27	C
SC2 - 2 - 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
SC2 - 2 - c	(c) identify how the incident was detected;			C
SC2 - 2 - d	(d) identify when the Proponent became aware of the incident;			C
SC2 - 2 - e	(e) identify any actual or potential non-compliance with conditions of approval;			C
SC2 - 2 - f	(f) describe what immediate steps were taken in relation to the incident;			C
SC2 - 2 - g	(g) identify further action(s) that will be taken in relation to the incident; and			C
SC2 - 2 - h	(h) identify a project contact for further communication regarding the incident.			C
SC2 - 3	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
SC2 - 4	The Incident Report must include:			
SC2 - 4 - a	(a) a summary of the incident;			NT
SC2 - 4 - b	(a) outcomes of an incident investigation, including identification of the cause of the incident;			NT
SC2 - 4 - c	(b) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			NT
SC2 - 4 - d	(c) details of any communication with other stakeholders regarding the incident.			NT

Appendix B – Compliance Report Declaration Form

Compliance Report Declaration Form


Project Name:	New Maitland Hospital
Project Application Number:	SSI 9775
Description of Project:	<p>New Maitland Hospital (Stage 2), comprising construction and operation of the new hospital, including:</p> <ul style="list-style-type: none"> • a new eight storey building (including basement and plant levels); • internal roads; • car parking; • rooftop helipad; • signage; • site landscaping; • utility and service connections; • earthworks; and • tree removal..
Project Address:	Lot 7314 Metford Road, Metford, NSW
Proponent:	Health Infrastructure NSW
Title of Compliance Report:	Pre-operation Compliance Report
Date:	17 January 2022

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) 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
- 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 Authorised Reporting Officer:	Narelle Bromilow
Title:	Project Director
Signature:	
Qualification:	
Company:	Health Infrastructure NSW
Company Address:	1 Reserve Road St Leonards, NSW 2065