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

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

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Prepared by **Taylor Jackson**  
Checked by **Shaun Taylor**  
Approved by **Victoria Sedwick**  
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Ramboll  
Level 2, Suite 18 Eastpoint  
50 Glebe Road  
PO Box 435  
The Junction  
NSW 2291  
Australia

T +61 2 4962 5444  
<https://ramboll.com>

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## GLOSSARY

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

## ACRONYMS AND ABBREVIATIONS

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

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

## EXECUTIVE SUMMARY

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

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

The Audit is a statutory requirement of the Department under conditions C44 to C49 of SSD 9510. In accordance with conditions C46(a). This is the second construction Independent Audit for the project.

The previous audit period was from 10 June 2020 to 4 August 2020. The audit period for this audit is from 5 August 2020 to 23 November 2020.

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

The non-compliances identified were:

1. Condition A2a - Non-compliances were identified during the audit as noted below.
2. Condition A19a(iv) and A19a(ix) - The University website does not include the previous Independent Environmental Audit and response to recommendations.
3. Condition A19a(viii) - The complaints register summary for the project was not available on the University website.
4. Condition B4 - The Certifying Authority accepted the external walls and cladding documentation on the 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (22 days later).
5. Condition B15g and B15h - It was identified in the previous Independent Audit (Ramboll, 2020) that the mitigation measures described for high noise generation works in Section 3.1 of the Construction Noise and Vibration Management Sub-Plan have not been prepared in consultation with the community. The Construction Noise and Vibration Management Sub-Plan has not been updated in the audit period to address this non-compliance.
6. Condition B17f(ii) - The Construction Soil and Water Management Sub-Plan does not include details of any water licensing requirements or confirm that none are required.
7. Condition B20 - The unexpected finds protocol for contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site. Three instances of unexpected contamination finds occurred in the audit period. There is no evidence to confirm for each contaminated find instance that details of the

contaminated material encountered, the disposal location and testing results were provided to the Planning Secretary prior to its removal from site.

- 8.** Condition C14b - Graffiti was observed on a site sign during the site visit.
- 9.** Conditions C25c and C25d - There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.
- 10.** Condition C42c - The Construction Environmental Management Plan and sub-plans were not revised within the three-month period following submission of the previous Independent Audit.

Opportunities for improvement were also identified as follows:

- Provide a project update on the University website following the next major construction milestone (due Quarter 4 of 2020).
- As recommended in the previous Independent Environmental Audit (Ramboll, 2020), Section 4.6.3 of the Construction Environmental Management Plan should be updated to reflect that vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.
- As recommended in the previous Independent Audit, the Construction Environmental Management Plan should be updated to describe why odour issues are not relevant for the current stage of the Project and therefore do not require management.
- Seek to have condition B14(I) removed at a suitable time as it is a duplicate.

# 1. INTRODUCTION

## 1.1 Background

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

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

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

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

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

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

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

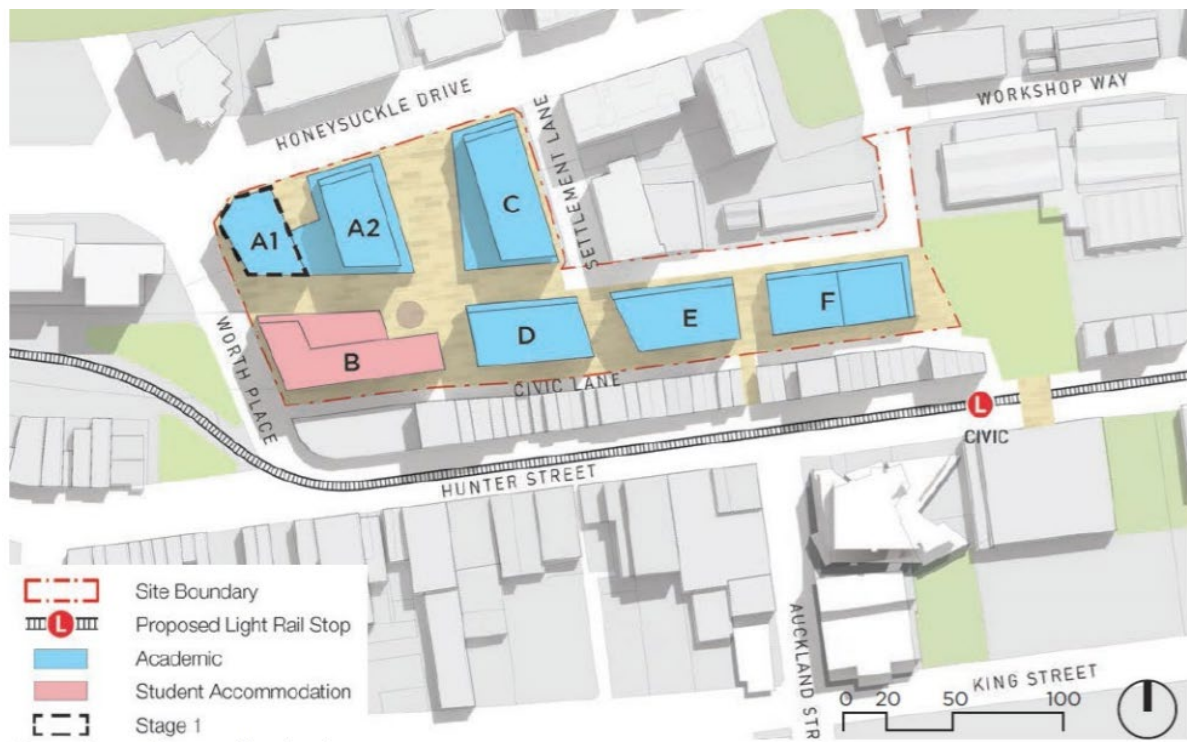


Figure 1: Project layout

Source: Ethos Urban 2019



Figure 2: Photomontage of the proposed Stage 1A Building

Source: Ethos Urban 2019

The Audit is a statutory requirement of the Department under conditions C44 to C49 of SSD 9510 and is the second construction Independent Audit for the project.

## **1.2 Audit team**

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

## **1.3 Audit objectives**

The objective of the audit was to independently assess the environmental performance and compliance status of the Project under SSD 9510 during the audit period.

## **1.4 Audit scope**

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

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

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

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

*C46. Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is:*  
*(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and*  
*(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.*

*C47. Independent Audits of the development must be carried out in accordance with:*  
*(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and*  
*(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

*C48. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:*  
*(a) review and respond to each Independent Audit Report prepared under condition C44 of this consent;*  
*(b) submit the response to the Department and the Certifying Authority; and*  
*(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done.*



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

### **1.5 Audit period**

The previous audit period was from 10 June 2020 to 4 August 2020. The audit period for this audit is from 5 August 2020 to 23 November 2020. The site visit was conducted by Shaun Taylor and Taylor Jackson on 11 November 2020.

## 2. AUDIT METHODOLOGY

### 2.1 Overview

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

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

### 2.2 Selection and Endorsement of the audit team

The Ramboll Auditors referred to in Section 1.2 have experience in conducting environmental compliance audits and are independent from the project. Victoria Sedwick is a certified Lead Auditor with Exemplar Global (Certificate No. 13180). The Department issued a letter of endorsement for the Audit Team on 5 June 2020 (refer to letter in Appendix 2).

### 2.3 Independent audit scope development

The scope for the Audit was developed to assess environmental performance in relation to SSD 9510 during the audit period, which included all post approval documents prepared to satisfy the conditions relevant to the audit period.

A comprehensive protocol (Audit Table) was developed for each development consent to facilitate onsite interviews and inspection for the assessment of compliance. The Audit Tables include:

- A unique identification number for each condition of consent (ID)
- The exact wording of the compliance requirement
- Evidence used to assess and determine whether each requirement has been complied with
- Commentary on findings and recommendations
- Recording the status of compliance
- A unique identification number for each non-compliance (NC).

The Audit Table was submitted as part of the Audit Program, as required under condition C45 of the development consent. Consistent with the approved Audit Program, this Audit includes assessment of the following conditions of the development consent:

- All Part A conditions of consent (Administrative Conditions)
- All Part B conditions of consent (Prior to Commencement of Construction) if any matters were outstanding from the previous Independent Audit
- Part C conditions of consent (During Construction)
- Appendix 1 conditions as relevant
- Appendix 2 conditions as relevant.

The Audit Program also anticipated that all Part D conditions of consent (Prior to Occupation or Commencement of Use) would be included in the scope of this audit. However, as none of these conditions had been triggered at the time of the audit, they have been excluded from the scope of the audit. The completed Audit Tables are provided in Appendix 1.

## **2.4 Site inspection and interviews**

A one-day site visit was undertaken on 11 November 2020 by the Auditors, Shaun Taylor and Taylor Jackson. The Auditors were accompanied by APP representative Mathew Watson and Hansen Yuncken (HY) (construction contractor) representative Tim Everett. During this site visit, the Auditors observed operations and activities at the project, interviewed key site personnel, reviewed onsite records and clarified any issues identified during the document review task.

## **2.5 Consultation**

The Auditors consulted with the Department. Outcomes of consultation undertaken during the audit are included in Section 3.7.1.

## **2.6 Compliance status descriptors**

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

This Audit Report has been prepared generally in accordance with IAPAR 2020. As such, the following compliance descriptors have been used:

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

Observations have also been made that identify opportunities for improvement with recommendations given where relevant (refer to section 4).

### 3. AUDIT FINDINGS

#### 3.1 Approval and document list

Approvals and documents provided by CSQP and/or available on the applicant's website, as well as the Department's Major Projects website, reviewed by the Auditors included:

- Development consent for SSD 9510
- The EIS
- The RtS
- Management plans and other documentation as listed in Section 3.6
- BIM360 Field (on site project management (including environmental) database)
- Email/letter correspondence records
- Receipts and dockets
- Site induction materials
- Site induction register
- Third party assessments and compliance reports.

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

#### 3.2 Compliance performance

Compliance performance with the Project Approval was determined from a review of project documentation, audit observations and interviews with site representatives. Table 3-1 provides a summary of the compliance performance. Full details of the auditors' findings are documented within Appendix 1 of this report. Non-compliances are identified in Section 3.4.

**Table 3-1: Summary of compliance performance**

<b>Number of compliance requirements (i.e. conditions audited)</b>	105
<b>Total number of not triggered conditions</b>	38
<b>Total number of compliant conditions</b>	58
<b>Total number of non-compliant conditions</b>	9 <sup>1</sup>

**Note:**

<sup>1</sup>The numbers presented in Table 3-1 have been calculated based on the number of conditions audited and excludes the sub condition requirements (e.g. A1 only and not A1a, A1b, A1c etc.). For this reason, the number of non-compliant conditions presented in Table 3-1 is less than the number of non-compliances identified in Table 3-2.

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

The Auditors are not aware of any agency notices, orders, penalty notices or prosecutions made against the project during the audit period.

### 3.4 Non-compliances

Key non-compliances with the conditions of SSD 9510 are noted in Table 3-2. Section 4.1 provides recommendations associated with each non-compliance below.

**Table 3-2: Summary of Non-compliances**

NC#	Condition/s	Non-compliance
NC1	A2a	Non-compliances were identified during the audit as noted in this table. It is noted that the non-compliances identified were considered administrative in nature.
NC2	A19a(iv), A19a(ix)	The University website does not include the previous Independent Environmental Audit (Ramboll, 2020) and response to recommendations.
NC3	A19a(viii)	The complaints register summary for the project was not available on the University website.
NC4	B4	The certifying authority accepted the external walls and cladding documentation on 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (i.e. 22 days later).
NC5	B15g, B15h	It was identified in the previous Independent Audit (Ramboll, 2020) that the mitigation measures described for high noise generation works in Section 3.1 of the CNVMSP have not been prepared in consultation with the community. The CNVMSP has not been updated in the audit period to address this non-compliance.
NC6	B17f(ii)	The CSWMSP does not include details of any water licensing requirements.
NC7	B20	The unexpected finds protocol for contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site.  There is no evidence to confirm for each contaminated find instance that details of the contaminated material encounter, disposal location and testing results were not provided to the Planning Secretary prior to its removal from site.
NC8	C14b	Graffiti was observed on a site sign during the site visit (refer to photo in Appendix 4).
NC9	C25c, C25d	There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.
NC10	C42c	The CEMP and sub-plans were not revised within the three-month period following submission of the previous Independent Audit.

### 3.5 Previous audit recommendations

An Independent Environmental Audit of SSD 9510 was conducted in August 2020 by Ramboll. An assessment of progress on the recommendations made in the previous audit was presented in Table 3-3. A number of recommendations made in the previous audit were addressed following submission of the draft audit report. These have been excluded from Table 3-3.

**Table 3-3: Previous Independent Environmental Audit recommendations**

Condition/s	Previous audit recommendation	Action
<b>Non-compliance recommendations</b>		
A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	As below.
A19a(iii)	The current CEMP and sub-plans should be made available on the applicant's website.	The University website was viewed on 28 October 2020 and included the CEMP and sub-plans.
A19a(viii)	Upload a complaint register to the University website and ensure this is updated on a monthly basis.	The proponent's response to the previous Independent Audit recommendations noted that a summary of the complaint register was to be uploaded to the University website by 28 August 2020. The University website was viewed by the Auditors on 28 October 2020. <b>The complaints register summary had not been uploaded (refer to NC3).</b>
B13	Ensure all documents are submitted by the due dates required under the development consent.	No documents were required to be submitted to the Department during the audit period.
B15g, B15h	The CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed or provide justification on why consultation with the community has not been undertaken.	The proponent's response to the previous Independent Audit recommendations noted that the CNMSP was to be updated by 28 August 2020. <b>This was not completed during the audit period (refer to NC5).</b>
B17	A site-specific detailed CSWMSP should be prepared for the Project addressing the requirements under this condition. The CSWMSP should also address the requirements for management plans under condition B12.	A site-specific CSWMSP (draft) was prepared during the audit period.
B17b	The CSWMP should be updated to describe how erosion and sediment controls may change throughout the life of the project where erosion and sediment controls are to be installed.	The CSWMSP was updated during the audit period to include these details.
B17c	The recommended site-specific detailed CSWMSP should include a plan of how all construction works will be managed in wet weather events, capturing the measures described in the email attachment provided to Council. It should also	The CSWMSP was updated during the audit period to include these details.

Condition/s	Previous audit recommendation	Action
	specify the specific measures and controls from the Blue Book to be implemented, and where.	
B17d	The recommended site-specific detailed CSWMSP should include detail all off-Site flows from the Site.	The CSWMSP was updated during the audit period to include these details.
B17f(i)	The recommended site-specific detailed CSWMSP should include details on any impacts (or lack thereof) of the development on surface and groundwater hydrology and quality.	The CSWMSP was updated during the audit period to include these details.
B17f(ii)	The recommended site-specific detailed CSWMSP should address any water licensing requirements, including if these are not required for the Project.	<b>The updated CSWMSP does not include details of any water licensing requirements or confirm that none are required (refer to NC6).</b>
B17g	The recommended site-specific detailed CSWMSP should include a description of the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.	The CSWMSP was updated during the audit period to include these details.
<b>Continual improvement recommendations</b>		
A19a(vii)	Ensure there is a clearly identifiable complaints line available for the project, so members of the community know exactly how to make a complaint if warranted and advertise this number on the website.	<p>The University website was viewed on 28 October 2020. There are various avenues for the community to contact the applicant about the development available on the website including:</p> <ul style="list-style-type: none"> <li>Email for general enquires (honeysuckleproject@newcastle.edu.au)</li> <li>Project feedback form</li> <li>AskUON (general University contact).</li> </ul>
B12d(i)	Section 4.6.3 of the CEMP requires updating to reflect that noise, vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.	<b>This was not completed during the audit period (refer to Table 4-2 'Continual Improvement Recommendations').</b>
B13a(iii)	The CEMP should be updated to describe why odour issues are not relevant for the current stage of the Project and therefore do not require management.	<b>This was not completed during the audit period (refer to Table 4-2 'Continual Improvement Recommendations').</b>
B14l	Seek to have this condition removed at a suitable time as it is a repeat of condition B14c.	<b>This was not completed during the audit period (refer to Table 4-2 'Continual Improvement Recommendations').</b>

Condition/s	Previous audit recommendation	Action
B17a	Once prepared, the detailed CSWMSP should be provided to Council.	This was not completed during the audit period as the CSWMSP was still under final review.
B17e	The recommended site-specific detailed CSWMSP should include a justification and statement that site de-watering is not relevant to the Project.	The CSWMSP was updated during the audit period to include these details.



### **3.6 EMP, sub-plans and compliance documents**

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

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

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

Compliance with these management plans was assessed during the Audit as relevant to the audit period (refer to Appendix 1). Only the CSWMSP was updated since the previous Independent Audit. The Auditors have reviewed these plans and provided recommendations for improvement, where relevant. Activities during the audit period were generally consistent with the management plans and sub-plans listed.

Overall, operations at the Project site were generally consistent with the CEMP and sub-plans. Observations during the site inspection and recording of information in the various site databases was observed by the auditors to be consistent with the management plans. Recommendations to update the management plans are in Section 4.

### **3.7 Environmental performance**

#### **3.7.1 Noise and vibration management**

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

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

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

A noise monitoring report was prepared by ama Monitoring Services for attended monitoring undertaken on 29 July 2020. The monitoring identified some exceedances of the project specific noise management levels but notes these are likely contributed from other major noise sources in the area including other construction works, delivery trucks idling near monitors and bootcamp training that was being undertaken during the monitoring.

Noise and vibration impacts from a community perspective were generally well managed as evident by the absence of community complaints.

### **3.7.2 Air quality and dust management**

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

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

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

The Auditors did not observe any excessive dust during the site inspection. A sprinkler was being used to suppress dust on an exposed area during the site inspection.

### **3.7.3 Soil and water management**

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

For the most part, the installed sediment and erosion controls appeared to be effective at minimising potential sediment, erosion or surface water impacts (i.e. reduction in water quality caused by sediments or contaminated materials from entering waterways). It was however observed during the site inspection that the sediment fencing around the soil stockpile and along the south east corner of the site boundary required repair and maintenance. It is noted that in relation to the sediment fencing along the south east corner boundary, this sediment fencing is unlikely to be mitigating any sediment and erosion impacts from the development, given its location proximate to the works (in particular earthworks and stockpiles).

### **3.7.4 Traffic and pedestrian management**

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

Consistent with the EIS and RtS, no construction works are to use on street parking. This was consistent with the activities observed during the site inspection. A designated onsite car parking area was provided with adequate car parking areas. A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads.

A cattle grate was observed at the Site vehicle entry/exit location to prevent any dirt or mud from being tracked onto the public road. It was observed during the site inspection that there was some dirt that had been tracked onto the foot path and public road (Wright Lane).

It was also observed during the site inspection that a small amount of dirt and gravel from the site car park was tracking onto the footpath. Although not obstructing the public way, this could create a potential slip hazard to pedestrians.

### 3.7.5 Contamination management

Unexpected finds of contamination (asbestos) occurred on three occasions during the audit period:

- Instance 1 – 1.8 m long asbestos pipe discovered on 2 September 2020.
- Instance 2 – two small lengths of pipe (<1 m long) discovered on 9 September 2020.
- Instance 3 – once small length of pipe (<1 m long) discovered in the north-east corner of the site on 24 September 2020.

For each instance, the material/s were inspected by Engage Environmental Services and tested at a NATA accredited laboratory. The materials sampled tested positive for asbestos. The materials were removed, and Clearance Certificates were issued confirming the material was disposed of at a licensed facility in accordance with *How to Safely Remove Asbestos Code of Practice* (Safe Work Australia, SWA 2019). Disposal dockets were viewed by the Auditors from SUEZ.

### 3.8 Consultation outcomes

Table 3-4 provides a summary of the consultation outcomes with regulatory agencies undertaken as part of the audit and where each comment has been addressed.

**Table 3-4: Consultation outcomes**

Agency	Comments	Where addressed
Department	No comment from the Department at this time.	N/A

### 3.9 Complaints

Any complaints received (either by HY or the University) are recorded as a complaint in accordance with the HSE Incident Procedure and recorded by HY on BIM360 Field using the HSE incident report. The register is automatically updated if/when an incident is recorded in BIM360. One complaint had been received in relation to verge pavers not being rectified post enabling works on 31 August 2020.

### 3.10 Incidents

Any incidents are managed in accordance with the HSE Incident Procedure and recorded by HY on BIM360 Field using the HSE incident report. The register is self-generating if incidents occur.

The Auditors understand one incident occurred during the audit period relating to worker safety. The incident occurred on 11 August 2020. The incident was raised in the BIM360 Incident Report Register. The HSE Incident Report describes the incident as "*Worker using grinder has cut into lead of own tool*". The worker was not injured as a result of the incident and the incident was not considered reportable under the definition of "material harm" in the development consent. The response to the incident included addressing the incident at the site pre-start meeting and completing task observation on the worker when next using a power tool. The incident was reviewed and closed out on 13 August 2020.

### 3.11 Actual versus predicted impacts

The Auditors have not identified significant inconsistencies between actual environmental impacts and the predicted environmental impacts.

### **3.12 Site inspection**

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

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

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

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

### **3.13 Site interviews**

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

### **3.14 Previous annual review or compliance report recommendations**

A pre-construction compliance report was prepared by APP. No recommendations were made. The project is not required to prepare annual reviews.

### **3.15 Key strengths**

Management systems and environmental performance are considered by the Auditors to be of a generally high standard. Impacts to sensitive receivers were well managed during construction activities as evident by the minimal complaints.

## 4. RECOMMENDATIONS AND CONCLUSION

### 4.1 Non-compliance recommendations

Table 4-1 provides a summary of the non-compliance recommendations identified as part of this Audit with specific details in Appendix 1.

**Table 4-1: Non-compliance Recommendations**

NC#	Condition/s	Non-compliance
NC1	A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.
NC2	A19a(iv), A19a(ix)	Upload the previous Independent Environmental Audit (Ramboll, 2020) to the University website and provide notification to the Department and the Certifying Authority in writing when this has been done. Once submitted to the Department, this Independent Environmental Audit should also be uploaded to the University website.
NC3	A19a(viii)	Upload a summary of the complaints register to the University website and ensure this is updated on a monthly basis, or provide justification to the Department and seek approval to remove this requirement.
NC4	B4	Ensure documentation is submitted within the timeframes required under the development consent.
NC5	B15g, B15h	As recommended in the previous Independent Audit, the CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed, or provide justification on why consultation with the community has not been undertaken.
NC6	B17f(ii)	The CSWMSP should address any water licensing requirements, including if these are not required for the Project.
NC7	B20	Update the unexpected finds protocol in the CEMP for contamination to include notification to the Planning Secretary for any unexpected contamination finds including details of the disposal location and testing results prior to removing any materials from site.
NC8	C14b	Seek to have the graffitied sign replaced as soon as possible. Ensure any future graffiti is removed within 48 hours.
NC9	C25c, C25d	Vehicles should be inspected prior to leaving site and cleaned if required to ensure dirt is not tracked onto the public road and foot path.  Regular inspection of the public roads and footpaths should be undertaken to ensure they are kept clean. Cleaning of the roads and footpath should be undertaken if required.
NC10	C42c	The CEMP and sub-plans should be reviewed within three months following submission of this audit and written notification provided to the Planning Secretary that this review is being undertaken.

## 4.2 Opportunities for improvement

Table 4-2 provides a summary of the additional continual improvement recommendations identified as part of this Audit with specific details in Appendix 1.

**Table 4-2: Continual Improvement Recommendations**

Condition/s	Recommendation
A19a(vi)	Provide a project update on the University website following the next major construction milestone (due Quarter 4 of 2020).
B12d(i)	As recommended in the previous Independent Environmental Audit (Ramboll, 2020), Section 4.6.3 of the CEMP should be updated to reflect that vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.
B13a(iii)	As recommended in the previous Independent Audit, the CEMP should be updated to describe why odour issues are not relevant for the current stage of the Project and therefore do not require management.
B14l	Seek to have condition B14l removed at a suitable time as it is a duplicate.
C15	Refer to recommendation for NC9.

## 4.3 Conclusion

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 9510. 10 non-compliance issues were identified relating to nine conditions, all of which are considered to be of an administrative nature.

Some opportunities for improvement were also identified. Management systems and environmental performance of the development are considered to be generally adequate for the stage of development.

## 5. LIMITATIONS

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

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

The conclusions presented in this report represent Ramboll Australia Pty Ltd's professional judgment based on information made available during the course of this assignment and are true and correct to the best of Ramboll Australia Pty Ltd's knowledge as at the date of the assessment.

Ramboll Australia Pty Ltd did not independently verify all of the written or oral information provided to Ramboll Australia Pty Ltd during the course of this investigation. While Ramboll Australia Pty Ltd has no reason to doubt the accuracy of the information provided to it, the report is complete and accurate only to the extent that the information provided to Ramboll Australia Pty Ltd was itself complete and accurate.

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

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

## **APPENDIX 1**

### **INDEPENDENT AUDIT TABLES**



Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	<b>PART A: ADMINISTRATIVE CONDITIONS</b>				
	<b>Obligation to Minimise Harm to the Environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>CEMP (HY, May 2020)</li> </ul>	Activities onsite were observed to be undertaken generally in accordance with the CEMP and sub-plans. The CEMP provides the system to manage and control environmental aspects of the project during pre-construction and construction to prevent environmental harm. The Auditor noted no evidence that any incidents resulting in material harm to the environment have occurred during the audit period. General environmental management on site was observed to be of a high standard.	Compliant	
	<b>Terms of Consent</b>				
A2	The development may only be carried out:				
A2a	in compliance with the conditions of this consent;	<ul style="list-style-type: none"> <li>This table</li> </ul>	<b>Non-compliances were identified during the audit as noted in this table.</b> It is noted that the non-compliances identified were considered administrative in nature. <b>Recommendation:</b> Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	<b>Non-compliant</b>	NC1
A2b	in accordance with all written directions of the Planning Secretary;	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Department Major Projects register</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary.	Not triggered	
A2c	generally in accordance with the EIS as amended by the RtS and RFIR; and	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>EIS</li> <li>RtS</li> </ul>	The activities undertaken at the time of the audit included: <ul style="list-style-type: none"> <li>Completion of the ground floor slab</li> </ul>	Compliant	

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**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#																																																																																																																												
		<ul style="list-style-type: none"><li>RFIR</li></ul>	<ul style="list-style-type: none"><li>Completion of the structural core and plant rooms</li><li>Completion of the timber structure</li><li>Commencement of external landscaping</li><li>Façade installation.</li></ul> <p>These activities were considered to be generally consistent with the EIS, RtS and RFIR.</p>																																																																																																																														
A2d	<p>in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):</p> <table><tr><th colspan="4">Architectural Drawings prepared by EJE Architecture</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>D</th></tr><tr><td>A-010</td><td>SSD</td><td>SITE PLAN</td><td>20</td></tr><tr><td>A-100</td><td>SSD</td><td>GROUND FLOOR PLAN</td><td>20</td></tr><tr><td>A-100.1</td><td>SSD</td><td>MEZZANINE PLAN</td><td>20</td></tr><tr><td>A-101</td><td>SSD</td><td>LEVEL 1 PLAN</td><td>20</td></tr><tr><td>A-102</td><td>SSD</td><td>LEVEL 2 PLAN</td><td>20</td></tr><tr><td>A-103</td><td>SSD</td><td>LEVEL 3 PLAN</td><td>20</td></tr><tr><td>A-104</td><td>SSD</td><td>PLANT LEVEL PLAN</td><td>20</td></tr><tr><td>A-107</td><td>SSD</td><td>ROOF PLAN</td><td>20</td></tr><tr><td>A-190</td><td>SSD</td><td>GROUND FLOOR AREA PLAN</td><td>20</td></tr><tr><td>A-191</td><td>SSD</td><td>MEZZANINE AREA PLAN</td><td>20</td></tr><tr><td>A-192</td><td>SSD</td><td>LEVEL 1 AREA PLAN</td><td>20</td></tr><tr><td>A-193</td><td>SSD</td><td>LEVEL 2 AREA PLAN</td><td>20</td></tr><tr><td>A-194</td><td>SSD</td><td>LEVEL 3 AREA PLAN</td><td>20</td></tr><tr><td>A-196</td><td>SSD</td><td>ROOF AREA PLAN</td><td>20</td></tr><tr><td>A-200</td><td>SSD</td><td>WEST ELEVATION</td><td>20</td></tr><tr><td>A-201</td><td>SSD</td><td>NORTH ELEVATION</td><td>20</td></tr><tr><td>A-202</td><td>SSD</td><td>SOUTH ELEVATION</td><td>20</td></tr><tr><td>A-203</td><td>SSD</td><td>EAST ELEVATION</td><td>20</td></tr><tr><td>A-300</td><td>SSD</td><td>SECTIONS – SHEET 1</td><td>20</td></tr><tr><td>A-301</td><td>SSD</td><td>SECTIONS – SHEET 2</td><td>20</td></tr><tr><td>A-302</td><td>SSD</td><td>SECTIONS – SHEET 3</td><td>20</td></tr><tr><td>M-1</td><td>T-1</td><td>MATERIALS SCHEDULE</td><td>20</td></tr><tr><td>M-2</td><td>T-2</td><td>MATERIALS SCHEDULE</td><td>20</td></tr><tr><td>M-3</td><td>T-1</td><td>MATERIALS SCHEDULE</td><td>20</td></tr><tr><td>SG-1</td><td>T-1</td><td>SIGNAGE SCHEDULE</td><td>20</td></tr><tr><td>SG-2</td><td>T-1</td><td>SIGNAGE SCHEDULE</td><td>20</td></tr><tr><th colspan="4">Landscape Drawings prepared by Terras Landscape Archite</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>D</th></tr><tr><td>11749.CC 03</td><td>2</td><td>Extent of work</td><td>20</td></tr></table>	Architectural Drawings prepared by EJE Architecture				Dwg No.	Rev	Name of Plan	D	A-010	SSD	SITE PLAN	20	A-100	SSD	GROUND FLOOR PLAN	20	A-100.1	SSD	MEZZANINE PLAN	20	A-101	SSD	LEVEL 1 PLAN	20	A-102	SSD	LEVEL 2 PLAN	20	A-103	SSD	LEVEL 3 PLAN	20	A-104	SSD	PLANT LEVEL PLAN	20	A-107	SSD	ROOF PLAN	20	A-190	SSD	GROUND FLOOR AREA PLAN	20	A-191	SSD	MEZZANINE AREA PLAN	20	A-192	SSD	LEVEL 1 AREA PLAN	20	A-193	SSD	LEVEL 2 AREA PLAN	20	A-194	SSD	LEVEL 3 AREA PLAN	20	A-196	SSD	ROOF AREA PLAN	20	A-200	SSD	WEST ELEVATION	20	A-201	SSD	NORTH ELEVATION	20	A-202	SSD	SOUTH ELEVATION	20	A-203	SSD	EAST ELEVATION	20	A-300	SSD	SECTIONS – SHEET 1	20	A-301	SSD	SECTIONS – SHEET 2	20	A-302	SSD	SECTIONS – SHEET 3	20	M-1	T-1	MATERIALS SCHEDULE	20	M-2	T-2	MATERIALS SCHEDULE	20	M-3	T-1	MATERIALS SCHEDULE	20	SG-1	T-1	SIGNAGE SCHEDULE	20	SG-2	T-1	SIGNAGE SCHEDULE	20	Landscape Drawings prepared by Terras Landscape Archite				Dwg No.	Rev	Name of Plan	D	11749.CC 03	2	Extent of work	20	<ul style="list-style-type: none"><li>Architectural Plans listed in the adjacent column</li><li>Site visit observations</li></ul>	<p>The architectural plans listed in the adjacent column were provided to the Auditor during the previous Independent Environmental Audit on 6 July 2020.</p> <p>No buildings had been constructed in the audit period. Activities undertaken in the audit period included:</p> <ul style="list-style-type: none"><li>Completion of the ground floor slab</li><li>Completion of the structural core and plant rooms</li><li>Completion of the timber structure</li><li>Commencement of external landscaping</li><li>Façade installation.</li></ul> <p>These activities were considered to be in accordance with the site layout plan (A-010) as relevant to the current stage of works.</p>	Compliant	
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December 2020

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT				EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	11749.CC 04	2	Landscaping layout	28/02/2020				
	11749.CC 05	2	Landscaping layout: part 1	28/02/2020				
	11749.CC 06	2	Landscaping layout: part 2	28/02/2020				
	11749.CC 07	2	Landscaping details	28/02/2020				
	11749.CC 08	2	Landscaping details	28/02/2020				
	11749.CC 09	2	Planning layout	28/02/2020				
	11749.CC 10	2	Planting palette	28/02/2020				
	Civil and Stormwater Management Plans prepared by Aurecon							
	Dwg No.	Rev	Name of Plan	Date				
	CV0002	5	SITE PLAN	03.10.19				
	CV0003	5	STORM WATER PLAN	03.10.19				
	CV0004	5	PAVEMENT PLAN	03.10.19				
	CV0005	4	CIVIL DETAILS SHEET 1	16.07.19				
	CV0006	4	CIVIL DETAILS SHEET 2	16.07.19				
	CV0007	5	CIVIL DETAILS SHEET 3	02.10.19				
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:							
A3a	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;				<ul style="list-style-type: none"><li>Site interview with HY and APP representative</li><li>Department Major Projects register</li><li>Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Condition B1 - Roof enclosure SSD-9510-PA-7 – Request for Information</i> dated 16/09/2020</li></ul>	The applicant has had ongoing correspondence with the Department regarding the roof enclosure design as required under Condition B1. The Department requested additional information from the applicant on the design option in an email dated 16 September 2020. The Auditor was advised by the APP representative that the applicant is still in discussions with the Department to resolve this item.	Compliant	
A3b	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and				<ul style="list-style-type: none"><li>Site interview with HY and APP representative</li><li>Department Major Projects register</li></ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary in this regard.	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
A3c	the implementation of any actions or measures contained in any such document referred to in (a) above.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Department Major Projects register</li> <li>Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Condition B1 - Roof enclosure SSD-9510-PA-7 – Request for Information</i> dated 16/09/2020</li> </ul>	The applicant has had ongoing correspondence with the Department regarding the roof enclosure design as required under Condition B1. The Department requested additional information from the applicant on the design option in an email dated 16 September 2020. The Auditor was advised by the APP representative that the applicant is still in discussions with the Department to resolve this item.	Compliant	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands that no such inconsistency, ambiguity or conflict has occurred.	Not triggered	
	<b>Limits of Consent</b>				
A5	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> <li>Development consent SSD 9510</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Development consent SSD 9510 was granted 21 May 2020 and therefore lapses 21 May 2025. Works associated with the development have physically commenced and was confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Compliant	
A6	Separate approval must be obtained for any works or uses which do not meet exempt development provisions. This consent does not include approval of the following:				

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
A6a	site preparation and remediation works	<ul style="list-style-type: none"> <li>EIS</li> <li>DA2018/00933</li> <li>DA2018/00933.01</li> <li>Project team response on RFI dated 27/10/20</li> <li><i>Site Audit Report University of Newcastle, Honeysuckle City Campus Development Lot 1</i> (Ramboll, June 2020)</li> </ul>	Site preparatory works were undertaken at the site under DA2018/00933 (as modified), granted by Council on 1 July 2019. These works have been completed with the exception of Lot 2 and 3 remediation (outside the works area relevant to the Stage 1A building). The Auditor was advised that remediation of Lot 2 and 3 will be completed following completion of the Stage 1A building construction activities.	Compliant	
A6b	installation of a substation	<ul style="list-style-type: none"> <li>EIS</li> <li>DA2018/00933</li> <li>DA2018/00933.01</li> </ul>	Installation of a kiosk substation forms part of DA2018/00933 granted by Council on 1 July 2019.	Compliant	
A6c	use of the building for events, with the exception of events directly associated with the building's University function	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	Construction of the building had not been completed in in the audit period.	Not triggered	
A6d	digital display, projection or any other means of lighting or animation onto the façades of the building.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	Construction of the building had not been completed in in the audit period.	Not triggered	
	<b>Prescribed Conditions</b>				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 10/07/20</li> </ul>	The relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation to the Project are Clause 98 and Clause 98A. Clause 98 of the EP&A Regulation requires Compliance with Building Code of Australia (BCA). A Compliance Certificate (Crown Certificate 1) for the Project was issued by Blackett Maguire and Goldsmith on 5 June 2020 and was viewed during the previous Independent Environmental Audit (Ramboll, 2020). Crown Certificate 1 includes: <i>"In-ground structure and services works only in</i>	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
			<p>association with the Stage 1A facility within the Honeysuckle Campus including construction of a four storey building, single storey extension for tertiary education landscaping and public domain works".</p> <p>A second Crown Certificate (Crown Certificate 2) was issued on 10 July 2020 for "Services and structure to core and mass timber only in association with the Stage 1A facility within the Honeysuckle Campus including construction of a four storey building, single storey extension for tertiary education landscaping and public domain works" and was viewed by the Auditor.</p> <p>Clause 98A pertains to the erection of signs for building, subdivision or demolition works. These have not been triggered in the audit period.</p>		
	<b>Planning Secretary as Moderator</b>				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 27/10/20</li> </ul>	Site personnel confirmed that there have been no disputes between the Applicant and any public authorities requiring resolution via the Planning Secretary.	Not triggered	
	<b>Legal Notices</b>				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 27/10/20</li> </ul>	Site personnel confirmed that this has not occurred.	Not triggered	
	<b>Evidence of Consultation</b>				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:				

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
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A10a	consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for information or approval; and	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
A10b	provide details of the consultation undertaken including:				
A10b(i)	the outcome of that consultation, matters resolved and unresolved; and	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020). No matters were unresolved.	Not triggered	
A10b(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Project team response on RFI dated 27/10/20</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020). The Auditor understands that there have been no disagreements between the Applicant and any parties.	Not triggered	
	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A11	With the approval of the Planning Secretary, the Applicant may:				
A11a	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	The Auditor understands that no requests have been made to submit any documents on a staged basis as evident by the CEMP and sub-plans.	Not triggered	
A11b	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	The Auditor understands that no requests have been made to combine any documents as evident by the CEMP and sub-plans.	Not triggered	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
A11c	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	<p>Management plans relevant to the stage of Project includes the CEMP and the following sub-plans:</p> <ul style="list-style-type: none"> <li>CNVMS (Appendix 7.4)</li> <li>CTPMSP (Appendix 7.5)</li> <li>CWMSP (Appendix 7.6)</li> <li>CSWMSP (Appendix 7.7)</li> <li>FERS (seperate document).</li> </ul> <p>The contents of the management plans were assessed in the previous Independent Environmental Audit (Ramboll, 2020). Updates were only made to the CSWMSP during the audit period (refer to response to Condition B17). The Auditor considers the management plans to be appropriate for the stage of the development.</p> <p>The contents of the management plans have only been reassessed in this audit where directly related to the updates made in the audit period. Compliance with the environmental management and mitigation measures described in the management plans has also been considered in the audit.</p> <p><b>Note:</b> Approval of the CEMP and sub-plans is not required by the Planning Secretary.</p>	Compliant	
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<ul style="list-style-type: none"> <li>CEMP and sub-plans</li> </ul>	The Auditor understands that no requests have been made to submit any documents on a staged basis.	Not triggered	
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	<ul style="list-style-type: none"> <li>Condition B13 of the development consent</li> </ul>	Approval of the CEMP and sub-plans is not required by the Planning Secretary.	Not triggered	



<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
	<b>Structural Adequacy</b>				
A14	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with:				
A14a	the relevant requirements of the BCA;	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 10/07/20</li> </ul>	Crown Certificate 1 was issued by Blackett Maguire and Goldsmith on 5 June 2020 and was viewed during the previous Independent Environmental Audit (Ramboll, 2020). Crown Certificate 2 was issued on 10 July 2020 for "Services and structure core to mass timber" and was viewed by the Auditor (refer to Condition A7). Construction of the building and structural works ,requiring verification against the BCA, has not been completed during the audit period.	Compliant	
A14b	any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.	<ul style="list-style-type: none"> <li>Crown Certificate 1 Checklist prepared by Blackett Maguire and Goldsmith dated 5/06/20</li> </ul>	Crown Certificate 1 notes that Submission of Mine Subsidence Impact Statement to Subsidence Advisory NSW was completed on 31 March 2020.	Compliant	
A14 Note1	Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 10/07/20</li> </ul>	Crown Certificate 1 was issued by Blackett Maguire and Goldsmith on 5 June 2020 and was viewed during the previous Independent Environmental Audit (Ramboll, 2020). Crown Certificate 2 was issued on 10 July 2020 and was viewed by the Auditor (refer to Condition A7). Construction of the building had not been completed requiring an occupational certificate.	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
A14 Note2	Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<ul style="list-style-type: none"> <li>• Crown Certificate 1 Checklist prepared by Blackett Maguire and Goldsmith dated 5/06/20</li> <li>• Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 10/07/20</li> <li>• EP&amp;A Act</li> <li>• EP&amp;A Regulation</li> </ul>	The Construction Certificates have been prepared in accordance with the provisions of Section 6.28 of the EP&A Act, which includes application of the EP&A Regulation, as signed in the declaration by David Blackett of Blackett Maguire and Goldsmith on the Construction Certificates.	Compliant	
	<b>External Walls and Cladding</b>				
A15	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> <li>• Site visit observation</li> <li>• External Wall System Disclosure Statement (Design)</li> </ul>	The external walls and cladding of the building had not been constructed in the audit period. The Auditor viewed an External Wall System Disclosure Statement (Design) dated 14 September 2020 prepared by Rod Meneses (Builders Licence 220417C) confirming materials proposed for construction meet the requirements of the BCA.	Compliant	
	<b>Applicability of Guidelines</b>				
A16	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.		N/A	Noted	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
A17	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Department Major Projects register</li> </ul>	The Auditor understands no directions have been issued by the Planning Secretary in this regard.	Not triggered	
	<b>Monitoring and Environmental Audits</b>				
A18	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.	<ul style="list-style-type: none"> <li>This audit</li> <li>EP&amp;A Act</li> <li><i>Construction Noise Monitoring Site Attendance – 29 July 2020</i> (ama Monitoring Services, 2020)</li> </ul>	<p>Division 9.4 of the EP&amp;A Act outlines the provisions relating to conditions for monitoring and environmental audits.</p> <p><u>Monitoring</u></p> <p>Under the Act, any conditions requiring monitoring may require:</p> <ul style="list-style-type: none"> <li>Provision and maintenance of measuring/recording devices</li> <li>Analysis, reporting and retention of monitoring data</li> <li>Certification of the monitoring data.</li> </ul> <p>Noise monitoring was undertaken during the audit period (refer to response to Condition C16). A noise monitoring report was prepared by ama Monitoring Services for attended monitoring undertaken on 29 July 2020. It is noted that the monitoring was undertaken in accordance with <i>AS 1055 Acoustics – Description and measurement of environmental noise</i>. Calibration certificates for the monitoring units from a NATA-accredited laboratory are noted as available.</p> <p><u>Environmental Audits</u></p> <p>Under the Act, any environmental audits undertaken must state the audit purpose and may require:</p>	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
			<ul style="list-style-type: none"> <li>Approval of an independent person by the Planning Secretary</li> <li>Certification of the accuracy and completeness of the audit report</li> <li>Submission of the audit report to the Minister.</li> </ul> <p>Compliance with the Independent Audit Requirements is assessed under conditions C44-C49 of this table.</p>		
A18 Note1	For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		N/A	Note	
	<b>Access to Information</b>				
A19	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	The requirement under this condition to make the listed information publicly available at least 48 hours before the commencement of construction was confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
A19a	make the following information and documents (as they are obtained or approved) publicly available on its website:				
A19a(i)	the documents referred to in condition A2 of this consent;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-uon/our-environments/honeysuckle-city-campus-">https://www.newcastle.edu.au/about-uon/our-environments/honeysuckle-city-campus-</a></li> </ul>	The University website was viewed on 28 October 2020. The EIS, RtS, RFIR, approved plans and approval documents were available.	Compliant	

Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
		<a href="#">development/public-documents</a>			
A19a(ii)	all current statutory approvals for the development;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents</a></li> </ul>	The University website was viewed on 28 October 2020. The development consent, assessment report and notice of decision for SSD 9510 were available, as well as the Subsidence Advisory NSW Consent.	Compliant	
A19a(iii)	all approved strategies, plans and programs required under the conditions of this consent;	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents</a></li> </ul>	This condition was noted as non-compliant in the previous Independent Environmental Audit (Ramboll, 2020) as the current CEMP and sub-plans were not available on the applicant's website. The University website was viewed on 28 October 2020 and included the CEMP and sub-plans.	Compliant	
A19a(iv)	regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents</a></li> </ul>	<p>Reporting required to be made publicly available under the development consent includes:</p> <ul style="list-style-type: none"> <li>Compliance Reports (condition B29)</li> <li>Independent Environmental Audits (condition C48c)</li> </ul> <p>The University website was viewed on 28 October 2020 and included the previous Independent Environmental Audit program, the reporting and compliance program and the reporting and compliance pre-construction audit. <b>The website did not include the previous Independent Environmental Audit (Ramboll, 2020).</b></p>	<b>Non-compliant</b>	NC2

Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<b>Recommendation:</b> Upload the previous Independent Environmental Audit (Ramboll, 2020) to the University website. Once submitted to the Department, this Independent Environmental Audit should also be uploaded to the University website.		
A19a(v)	a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	<ul style="list-style-type: none"> <li>Development consent</li> <li>CNVMS (AECOM, April 2020)</li> </ul>	Only noise monitoring is required to be undertaken for the project. The results of this monitoring are not required to be published on the website under the development consent and the CNVMS.	Not triggered	
A19a(vi)	a summary of the current stage and progress of the development;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development</a></li> </ul>	<p>The University website was viewed on 28 October 2020. Regular project updates are posted on the website with the latest update from May 2020. The next major construction milestone is not until Quarter 4 of 2020 when construction of the façade commences.</p> <p><b>Recommendation:</b> Provide a project update on the University website following the next major construction milestone (due Quarter 4 of 2020).</p>	Compliant	
A19a(vii)	contact details to enquire about the development or to make a complaint;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development</a></li> </ul>	<p>The University website was viewed on 28 October 2020. There are various avenues for the community to contact the applicant about the development available on the website including:</p> <ul style="list-style-type: none"> <li>Email for general enquires (<a href="mailto:honeysuckleproject@newcastle.edu.au">honeysuckleproject@newcastle.edu.au</a>)</li> <li>Project feedback form</li> <li>AskUON (general University contact).</li> </ul>	Compliant	
A19a(viii)	a complaints register, updated monthly;	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development</a></li> </ul>	This condition was noted as non-compliant in the previous Independent Environmental Audit (Ramboll, 2020) as the complaints register was not available on the applicant's website. The proponent's response to the	<b>Non-compliant</b>	NC3

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
		<a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents">e.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents</a> <ul style="list-style-type: none"> <li>Complaints register (Excel spreadsheet)</li> </ul>	<p>previous Independent Audit recommendations noted that a summary of the complaints register was to be uploaded to the University website by 28 August 2020. The University website was viewed on 28 October 2020. <b>The complaints register summary for the project was not available on the University website.</b> It is understood by the Auditors that the omission of the complaints register on the website is a decision made by the University for confidentiality purposes. The Auditors observed the complaints register during the site visit which included one complaint during the audit period (three in total since construction commencement) (refer to discussion in Section 3.9 of the Audit Report). <b>Recommendation:</b> Upload a summary of the complaints register to the University website and ensure this is updated on a monthly basis, or provide justification to the Department regarding the confidentiality issues, and seek approval to remove this requirement.</p>		
A19a(ix)	audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents</a></li> </ul>	<p>Refer to the response to condition A19a(iv). <b>The University website does not include the previous Independent Environmental Audit (Ramboll, 2020) and response to recommendations.</b> <b>Recommendation:</b> Refer to recommendation in the response to Condition A19a(iv).</p>	<b>Non-compliant</b>	Refer to NC2
A19a(x)	any other matter required by the Planning Secretary; and	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands that no requests have been made by the Planning Secretary in this regard.	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
		<ul style="list-style-type: none"> <li>Department Major Projects register</li> </ul>			
A19b	keep such information up to date, to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>University website: <a href="https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents">https://www.newcastle.edu.au/about-us/our-environments/honeysuckle-city-campus-development/public-documents</a></li> </ul>	The Auditor understands that the Planning Secretary has not made any requests to update any information. The information provided on the applicant's website appeared to be up to date for the stage of the development.	Compliant	
	<b>Compliance</b>				
A20	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Induction Register (.xls)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the relevant development consent conditions were provided to contractors prior to commencement of works. Conditions relating to environmental management of the site were included in the site induction and recorded in the site Induction Register. An updated Incident Register was provided to the Auditor. The register was last updated on 26 October 2020.	Compliant	
	<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
	<b>Amendments to the Building Design Requiring Approval</b>				
B1	Within one month of the commencement of works, the proposal shall be amended and plans / elevations and documents (where necessary) shall be submitted to the Planning Secretary for approval showing:		Works commenced on 10 June 2020, therefore submission of the amended plans was required by 10 July 2020 (within the previous audit period).	Note	
B1a	amendments to the roof of the building to reduce the prominence and visibility of the rooftop enclosures. This could be achieved by: (i) reducing the size of the enclosures	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that amended plans for the rooftop were	Compliant	



<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
	(ii) architecturally incorporating the enclosures into the design of the building (iii) increasing the height of building parapets / creating a roof feature (iv) or an alternative approach as agreed with the Planning Secretary.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Department Major Projects register</li> <li>Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Condition B1 - Roof enclosure SSD-9510-PA-7 – Request for Information</i> dated 16/09/2020</li> </ul>	submitted within one month of the commencement of works. <b>Observation:</b> The applicant has had ongoing correspondence with the Department regarding the roof enclosure design. The Department requested additional information from the applicant on the design option in an email dated 16 September 2020. The Auditor was advised by the APP representative that the applicant is still in discussions with the Department to resolve this item.		
	<b>Notification of Commencement</b>				
B2	The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Certified Drawings</b>				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B3a	the relevant clauses of the BCA; and	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
B3b	this development consent.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>External Wall System Disclosure Statement (Design)</li> <li>Email from Blackett Maguire Goldsmith subject: <i>Re: CC3 and CC4 Submission</i> dated 19/10/2020</li> <li>Post Approval Form and autogenerated email from the Department dated 10/11/20</li> </ul>	The external walls and cladding of the building had not been constructed in the audit period. The Auditor viewed an External Wall System Disclosure Statement (Design) dated 14 September 2020 prepared by Rod Meneses (Builders Licence 220417C) confirming materials proposed for construction meet the requirements of the BCA. <b>The certifying authority accepted the external walls and cladding documentation on 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (22 days later).</b> <b>Recommendation:</b> Ensure documentation is submitted within the timeframes required under the development consent.	<b>Non-compliant</b>	NC4
	<b>Protection of Public Infrastructure</b>				
B5	Before the commencement of construction, the Applicant must:				
B5a	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B5b	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	

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<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
B5c	submit a copy of the dilapidation report to the Certifying Authority and Council.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Pre-Construction Dilapidation Report</b>				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Utilities and Services</b>				
B7	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	Utility works for the development requiring approval from service providers has not been triggered in the audit period.	Not triggered	
B8	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Ecologically Sustainable Development</b>				
B9	Within six months of commencement of construction, the Applicant must register for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Outdoor Lighting</b>				
B10	Prior to commencement of above ground works, all outdoor lighting within the Subject site must comply with AS 1158.3.1:2005 Lighting for roads	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous	Not triggered	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.		Independent Environmental Audit (Ramboll, 2020).		
	<b>Access for People with Disabilities</b>				
B11	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> <li>Crown Certificate 2 Checklist prepared by Blackett Maguire and Goldsmith dated 10/07/20</li> <li>Site visit observations</li> </ul>	Crown Certificate 2 was issued on 10 July 2020 and was viewed by the Auditor (refer to Condition A7). The Crown Certificate checklist includes submission of a "Disability Access Report" prepared by Lindsay Perry Access, which is noted to have been submitted on 31 March 2020. Construction of the building had not been completed in the audit period.	Compliant	
	<b>Environmental Management Plan Requirements</b>				
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.1 of the CEMP states that "This EMP has been generated to satisfy the requirements of <i>ISO 14001:2015, Environmental management systems – Requirements with guidance for use</i> " and the <i>"NSW Government Environmental Management System Guidelines – 3rd edition"</i> . The CEMP was not updated in the audit period.	Compliant	
B12a	detailed baseline data;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that detailed baseline data is included in Appendix	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
			7.3 and Section 4.5 of the CEMP. The CEMP was not updated in the audit period.		
B12b	details of:				
B12b(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that details on the relevant statutory requirements is included in Section 3.1, Section 3.3, Section 3.5 and Section 3.6 of the CEMP. The CEMP was not updated in the audit period. No new approvals, licences or leases have been issued in the audit period requiring this to be updated.	Compliant	
B12b(ii)	any relevant limits or performance measures and criteria; and	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that relevant limits or performance measures and criteria are included in Section 3.4 of the CEMP. For example:</p> <ul style="list-style-type: none"> <li>Recycle &gt;80% of construction waste</li> <li>Nil environmental incidents</li> <li>Undertake &gt;90% of scheduled HSE inspections</li> <li>Receive ≤1 complaint per significant construction milestone.</li> </ul> <p>The CEMP was not updated in the audit period.</p>	Compliant	
B12b(iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.4 of the CEMP includes the key performance indicators for the Project as described in the response to condition B12b(ii). The CEMP was not updated in the audit period.	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
B12c	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Sections 4.6 to 4.14 of the CEMP provides a description of the mitigation strategies to be implemented for each environmental issue. The CEMP was not updated in the audit period.	Compliant	
B12d	a program to monitor and report on the:				
B12d(i)	impacts and environmental performance of the development;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li><i>Construction Noise Monitoring Site Attendance – 29 July 2020</i> (ama Monitoring Services, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 5.2 of the CEMP outlines the environmental inspection and audit protocols to monitor potential environmental impacts for the Project including:</p> <ul style="list-style-type: none"> <li>Fortnightly site inspections</li> <li>Monthly task observations</li> <li>3 monthly internal audits</li> <li>Independent Environmental Audits.</li> </ul> <p>The CEMP was not updated in the audit period.</p> <p>The monitoring and reporting program for the construction stage of the Project outlined in the CEMP includes:</p> <ul style="list-style-type: none"> <li>Noise monitoring – apparatus to be installed on site.</li> <li>Air quality monitoring – apparatus to be installed on site. Visual monitoring of dust generation during activities.</li> <li>Vibration monitoring – apparatus to be installed on site.</li> <li>Waste monitoring – monthly recording of waste volumes on BIM360 using the waste record checklist.</li> </ul>	Compliant	

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Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<ul style="list-style-type: none"> <li>Soil, erosion and water quality monitoring – fortnightly inspections of controls and recording on checklist.</li> </ul> <p>Noise monitoring was undertaken during the audit period (refer to response to Condition C16).</p> <p>It was discussed in the site interview during the previous Independent Environmental Audit (Ramboll, 2020) that vibration and air monitoring apparatus are not proposed to be installed on site given the nature of impacts of the works. It was recommended that Section 4.6.3 of the CEMP is updated to reflect this.</p> <p><b>Recommendation:</b> As recommended in the previous Independent Environmental Audit (Ramboll, 2020), Section 4.6.3 of the CEMP should be updated to reflect that vibration and air monitoring apparatus are not proposed to be installed on site based on the nature of the works.</p>		
B12d(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Site HSE Inspection Checklist dated 2/09/20</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 5.2 of the CEMP includes a program to monitor and report on the effectiveness of the management measures set out in the CEMP (fortnightly site inspections). The CEMP was not updated in the audit period.</p> <p>An example of a completed site inspection checklist dated 2 September 2020 was provided to the Auditor.</p>	Compliant	
B12e	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 5.1 describes the contingency plan.</p>	Compliant	

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<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
		<ul style="list-style-type: none"> <li>• Screenshot of BIM360 Incident Report Register</li> <li>• HSE Incident Report</li> </ul>	<p>The CEMP was not updated in the audit period.</p> <p>No environmental incidents were reported in the audit period.</p>		
B12f	a program to investigate and implement ways to improve the environmental performance of the development over time;	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>• Site HSE Inspection Checklist dated 2/09/20</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 5.2 of the CEMP outlines the environmental inspection and audit protocols for the Project including:</p> <ul style="list-style-type: none"> <li>• Fortnightly site inspections</li> <li>• Monthly task observations</li> <li>• 3 monthly internal audits</li> <li>• Independent Environmental Audits.</li> </ul> <p>The CEMP was not updated in the audit period.</p> <p>An example of a completed site inspection checklist from the audit period dated 2 September 2020 was provided to the Auditor.</p>	Compliant	
B12g	a protocol for managing and reporting any:				
B12g(i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	<ul style="list-style-type: none"> <li>• CEMP (HY, May 2020)</li> <li>• Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>• Screenshot of BIM360 Incident Report Register</li> <li>• HSE Incident Report</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the managing and reporting program for any incidents or non-compliances is included in Section 5.1.1 and Section 5 of the CEMP. This includes raising the issue in BIM360 Field and actioning required responses to rectify the non-compliance. The CEMP was not updated in the audit period.</p> <p>The Auditors understand one incident occurred during the audit period relating to worker safety (refer to response to Condition C40). The incident procedure outlined in Section 5.1.1 of the CEMP was followed.</p>	Compliant	



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<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
B12g(ii)	complaint;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Complaints register (.xls)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.15 of the CEMP outlines the complaints management procedure. This includes recording the complaint in accordance with the HSE Incident Procedure and actions undertaken to address the complaint. The CEMP was not updated in the audit period.</p> <p>One complaint had been received during the audit period (refer to discussion in Section 3.9 of the audit report). The complaint was recorded in the complaints register with actions detailed.</p>	Compliant	
B12g(iii)	failure to comply with statutory requirements; and	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	The procedure for failure to comply with statutory requirements is consistent with the non-compliance procedure as described in the response to Condition B12g(i).	Compliant	
B12h	a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Screenshot of BIM360 Incident Report Register</li> <li>HSE Incident Report</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 1.1 and 1.2 of the CEMP includes a review and approval register for the CEMP. Section 5.2 includes the review procedure. The CEMP was not updated in the audit period.</p> <p>An incident occurred on 11 August 2020 relating to worker safety (refer to response to Condition C40). As the incident related to health and safety, updates to the CEMP were not required.</p>	Compliant	
B12 Note 1	The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans		The Auditor understands that no requests have been made to waive any requirements.	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
	<b>Construction Environmental Management Plan</b>				
B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020). The CEMP was not updated in the audit period.	Not triggered	
B13a	(a) Details of:				
B13a(i)	hours of work;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.3 of the CEMP includes the hours of work. The CEMP was not updated in the audit period.	Compliant	
B13a(ii)	24-hour contact details of site manager;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the site manager's contact details are provided in Section 4.2 of the CEMP. The CEMP was not updated in the audit period.	Compliant	
B13a(iii)	management of dust and odour to protect the amenity of the neighbourhood;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the management measures to control air quality and dust are outlined in Section 4.9.2 of the CEMP. The CEMP was not updated in the audit period.</p> <p>It was recommended in the previous Independent Environmental Audit (Ramboll, 2020) that the CEMP be updated to describe why odour issues are not relevant for the current stage of the Project and therefore do not require management. This was not completed in the audit period.</p> <p>Refer to the response to conditions C24 and C25 for evidence of compliance with dust management measures.</p>	Compliant	

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Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<b>Recommendation:</b> As recommended in the previous Independent Audit, the CEMP should be updated to describe why odour issues are not relevant for the current stage of the Project and therefore do not require management.		
B13a(iv)	stormwater control and discharge;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.10 of the CEMP outlines details of stormwater control and discharge. The CEMP was not updated in the audit period. Additionally, the CSWMSP is included as Appendix 7.7 to the CEMP. Evidence of implementation of the mitigation strategies is included in the response to condition B31.	Compliant	
B13a(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.8.2 of the CEMP includes measures to prevent materials tracking onto roads. The CEMP was not updated in the audit period.	Compliant	
B13a(vi)	groundwater management plan including measures to prevent groundwater contamination;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.13.4 of the CEMP includes the potential groundwater contamination impacts and management measures to be implemented. The CEMP was not updated in the audit period.	Compliant	
B13a(vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Outdoor lighting is not required for the current stage of the Project. It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.5 of the CEMP outlines compliance with AS 4282-1997 for construction activities. The CEMP was not updated in the audit period.	Not triggered	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
B13a(viii)	community consultation and complaints handling	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Complaints register (.xls)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.15 of the CEMP outlines the Environmental Complaints management procedure and Section 4.7.2 and Section 4.13.7 outline the community consultation requirements. The CEMP was not updated in the audit period.</p> <p>One complaint was received during the audit period (refer to discussion in Section 3.9 of the audit report). The complaint was recorded in the complaints register with actions detailed.</p>	Compliant	
B13b	Construction Traffic and Pedestrian Management Sub-plan (see Condition B14);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CTPMSP is included as Appendix 7.5 to the CEMP.	Compliant	
B13c	Construction Noise and Vibration Management Sub-plan (see Condition B15);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CNVMSP is included as Appendix 7.4 to the CEMP.	Compliant	
B13d	Construction Waste Management Sub-plan (see Condition B16);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CWMSP is included as Appendix 7.6 to the CEMP.	Compliant	
B13e	Construction Soil and Water Management Sub-plan (see Condition B17);	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	The CSWMSP is included as Appendix 7.7 to the CEMP.	Compliant	
B13f	an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that an Unexpected Finds protocol for heritage is included in Section 4.13.7 and the unexpected finds protocol for contamination is described in Section 4.13.7 of the CEMP. The CEMP was not updated in the audit period.</p> <p>Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos.</p>	Compliant	
B13g	waste classification (for materials to be removed) and validation (for materials to remain) be	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that this is included in the unexpected finds	Compliant	

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	undertaken to confirm the contamination status in these areas of the site.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>procedure outlined in Section 4.13.7 of the CEMP. The CEMP was not updated in the audit period.</p> <p>Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos.</p>		
B14	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:				
B14a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B14b	be prepared in consultation with Council and TfNSW;	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B14c	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Site visit observation</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the traffic management measures to be implemented are outlined in Section 3 of the CTPMSP. The CTPMSP was not updated in the audit period.</p> <p>It is noted in the GTS traffic plan that <i>"Cyclists will not be affected any differently than regular traffic."</i> It is also noted in the CTPMSP that: <i>"the construction works will not disrupt current traffic conditions, particularly with respect to local bus routes."</i></p> <p>The Auditor is of the opinion that traffic was being appropriately managed based on the site visit observations including:</p>	Compliant	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<ul style="list-style-type: none"> <li>A designated on site car parking area was provided with adequate car parking areas (many car parks were free at the time of the audit)</li> <li>Works were contained within the site boundary with no obstructions of public footpaths or roads</li> <li>Access along the foot paths to all sides of the project site was unimpeded</li> <li>A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads.</li> </ul>		
B14d	include location of all proposed work zones (Note: Any on-street parking changes associated with provision of a works zone will need to be consulted with and approval by City of Newcastle's Traffic and Transport Section. Email: traffic@ncc.nsw.gov.au)	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Site visit observations</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.2 of the CTPMSP states: " <i>The project does not require any work zones to be implemented. All construction work is be contained wholly within the site.</i> " The CTPMSP was not updated in the audit period. This was consistent with observations from the site visit.	Compliant	
B14e	detail heavy vehicle routes, access and parking arrangements;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the GTS traffic plan includes figure showing heavy vehicle routes for the Project. The CTPMSP was not updated in the audit period.	Compliant	
B14f	include a Driver Code of Conduct to:	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the CTPMSP includes a Driver Code of Conduct (Delivery Driver Brief) in Appendix 4.3. The CTPMSP was not updated in the audit period.	Compliant	
B14f(i)	minimise the impacts of earthworks and construction on the local and regional road network;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Delivery Driver Brief</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the Delivery Driver Brief includes measures to minimise the impacts of construction on the	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
		<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	local road network such as using designated routes, ensuring dirt is not tracked onto public roads and using designated loading/unloading areas. Section 3 of the CTPMSP also describes the traffic management measures to be implemented. The CTPMSP was not updated in the audit period.		
B14f(ii)	minimise conflicts with other road users;	<ul style="list-style-type: none"> <li>Delivery Driver Brief</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the Delivery Driver Brief includes measures to minimise conflicts with other road users such as controlling traffic risks whilst at the site. The CTPMSP was not updated in the audit period.	Compliant	
B14f(iii)	minimise road traffic noise; and	<ul style="list-style-type: none"> <li>Delivery Driver Brief</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the Delivery Driver Brief includes measures to minimise road traffic noise such as operating within the specified delivery hours (consistent with construction hours in condition C4). The CTPMSP was not updated in the audit period.	Compliant	
B14f(iv)	ensure truck drivers use specified routes;	<ul style="list-style-type: none"> <li>Delivery Driver Brief</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the Delivery Driver Brief includes measures a figure showing the specified delivery routes. The CTPMSP was not updated in the audit period.	Compliant	
B14g	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 2.3 of the CTPMSP includes the community consultation and notification procedure. The CTPMSP was not updated in the audit period.	Compliant	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
B14h	details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>BIM360 Field contractor sign in register</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.3 of the CTPMSP states "<i>the maximum number of trucks through the day could be 5 vehicles per hour associated with concrete pours and delivery of material to the site.</i>" and "<i>Heavy rigid (non-articulated) vehicles delivering mass timber elements for the project are expected at maximum of 2 per week.</i>". The CTPMSP was not updated in the audit period.</p> <p>The Auditors viewed the delivery contractor sign in register on BIM360 Field during the site visit which confirmed tracking of the number of vehicles to site.</p>	Compliant	
B14i	details of the construction program highlighting details of peak construction activities and proposed construction staging;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.4 of the CTPMSP includes the program of peak construction activities, and includes:</p> <ul style="list-style-type: none"> <li>Project Commence: 10/6/20</li> <li>Concrete Core Works (precast and in-situ): 27/07/20 – 21/10/20</li> <li>Mass Timber Works: 26/10/20 – 7/12/20</li> <li>Façade Works: 7/11/20 – 24/12/20</li> <li>External Works: 8/12/20 – 6/02/21</li> <li>Project Completion: 6/02/21.</li> </ul> <p>The CTPMSP was not updated in the audit period.</p>	Compliant	
B14j	any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 2.3 of the CTPMSP includes details on potential impacts to traffic, cyclists and pedestrians. The CTPMSP was not updated in the audit period.</p>	Compliant	



<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
B14k	cumulative impacts of the proposed construction and ongoing projects in the vicinity of the site;	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that cumulative impacts are described in Section 2.2 of the CTPMSP. The CTPMSP was not updated in the audit period.	Compliant	
B14l	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Refer to response to condition B14c. This condition is a repeat. <b>Recommendation:</b> Seek to have this condition removed at a suitable time.	Compliant	
B14m	include a program to monitor the effectiveness of these measures.	<ul style="list-style-type: none"> <li>CTPMSP (HY, March 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the traffic management and reporting program is described in Section 3.11 of the CTPMSP. The CTPMSP was not updated in the audit period.	Compliant	
B15	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:				
B15a	be prepared by a suitably qualified and experienced noise expert;	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B15b	incorporate recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020;	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the recommendations have been included in Section 3.1 of the CNVMSP. The CNVMSP was not updated in the audit period.	Compliant	
B15c	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 2.1 of the CNVMSP outlines noise management levels applicable to the Project. The CNVMSP was not updated in the audit period.	Compliant	
B15d	hours of construction in accordance with Conditions C4 to C8;	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that	Compliant	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
		<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>Section 1.5 of the CNVMSP outlines the proposed construction hours in accordance with Conditions C4 to C8. The CNVMSP was not updated in the audit period.</p> <p>Refer to response to condition C4 for compliance with construction hours.</p>		
B15e	outline how noise and vibration impacts would be monitored during construction	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Site interview with HY and APP representative</li> <li><i>Construction Noise Monitoring Site Attendance – 29 July 2020</i> (ama Monitoring Services, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the monitoring methodology is outlined in Section 4.0 of the CNVMSP. This includes:</p> <ul style="list-style-type: none"> <li>Complete one round of operator-attended 15 minute noise monitoring on separate days at closest noise sensitive receivers to the north, south, east and west during the first month of each construction stage.</li> <li>Carry out equipment noise level checks on all critical items of plant and issue Equipment Noise Certificates during the first month of each construction stage.</li> <li>Carry out equipment noise level checks on any new (untested) items of critical plant and issue Equipment Noise Certificates during subsequent months of construction period.</li> </ul> <p>The CNVMSP was not updated in the audit period.</p> <p>Refer to the responses to conditions C16 to C20 for a further discussion on noise monitoring for the Project.</p>	Compliant	
B15f	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.1 of the CNVMSP describes the project noise and vibration mitigation</p>	Compliant	

Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
		<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	<p>measures including the following in relation to high noise generating works:</p> <ul style="list-style-type: none"> <li>"Work generating high noise and/or vibration levels should be scheduled during less sensitive time periods".</li> <li>"High noise and vibration generating activities (eg rock breaking) may only be carried out in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block".</li> </ul> <p>The Auditor understands from site personnel comment that high noise generating works have not been undertaken for the Project.</p>		
B15g	include strategies that have been developed with the community for managing high noise generating works; and	<ul style="list-style-type: none"> <li>CNVMS (AECOM, April 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Site interview with HY and APP representative</li> </ul>	<p><b>It was identified in the previous Independent Audit (Ramboll, 2020) that the mitigation measures described for high noise generation works in Section 3.1 of the CNVMS have not been prepared in consultation with the community. The CNVMS has not been updated in the audit period to address this non-compliance.</b> This was confirmed during the site interview. The site representatives advised that high generating noise activities have not been undertaken at the site and this would be undertaken if required.</p> <p><b>Recommendation:</b> As recommended in the previous Independent Audit, the CNVMS should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed, or provide justification to the Department on why</p>	Non-compliant	NC5

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
			consultation with the community has not been undertaken. For example, such consultation may identify noise-sensitive activities undertaken at a nearby business during certain time frames, and so limitations may be placed on when high noise generating works can occur.		
B15h	describe the community consultation undertaken to develop the strategies; and	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<b>It was identified in the previous Independent Audit (Ramboll, 2020) that the mitigation measures described for high noise generation works in Section 3.1 of the CNVMSP have not been prepared in consultation with the community. The CNVMSP has not been updated in the audit period to address this non-compliance</b> <b>Recommendation:</b> Refer to recommendation in the response to Condition B15g.	<b>Non-compliant</b>	Refer to NC 5
B15i	include a complaints management system that would be implemented for the duration of the construction.	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>• Project team response on RFI dated 27/10/20</li> <li>• Complaints register (.xls)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 5.0 of the CNVMSP describes the complaints handling procedure. The CNVMSP was not updated in the audit period. One complaint was received during the audit period (refer to discussion in Section 3.9 of the audit report). The complaint was recorded in the complaints register with actions detailed.	Compliant	
B16	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:				
B16a	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	<ul style="list-style-type: none"> <li>• CWMSP (HY, May 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 4.1.7 of the CWMSP describes the	Compliant	

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
		<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	quantities of waste for each waste type. Section 5 includes specific management details including the on site or off site re-use, recycling and/or disposal methods and locations. The CNVMSP was not updated in the audit period.		
B16b	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facilities in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works.	<ul style="list-style-type: none"> <li>CWMSP (HY, May 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that disposal of hazardous wastes is included in Section 4.1.13 of the CWMSP. This includes: <i>"Records of disposals shall be kept on site. Any disposal of waste that is deemed hazardous shall be disposed of by approved EPA hazardous disposal unit."</i> . The CWMSP was not updated in the audit period. Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos.	Compliant	
B17	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:				
B17a	be prepared by a suitably qualified expert, in consultation with Council and where necessary the Department of Planning, Industry and Environment - Water (the Department - Water);	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> <li>Previous Independent Audit (Ramboll, 2020)</li> </ul>	The Auditors were provided with a copy of the draft CSWMSP on 19 November 2020 in response to a non-compliance reported in the previous audit. The draft CSWMSP includes an Erosion and Sediment Control Plan (ESCP) (drawing number CV-101) prepared by Northrop (which was available during the previous audit) and text prepared by Hansen Yuncken.  It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Council was provided a copy of the ESCP for review and provided comments on the plans on 26 May 2020. Council stated <i>"CN officers</i>	Compliant	

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<p>have reviewed the submitted plan prepared by Northrop Consulting Engineers Job No. NL172724 Dwg No. CV-101 Rev 2 dated 30/03/2020 and the above attached tabulated information to satisfy Condition B17 for UoN Stage1A development. The submitted information have generally satisfied CN component of Condition B17".</p> <p>Consultation with the Department – Water was not required as site dewatering activities were not relevant to the Project.</p>		
B17b	describe all erosion and sediment controls to be implemented during construction;	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> <li>Site visit observation</li> <li>Site HSE Inspection Checklist dated 2/09/20</li> </ul>	<p>The ESCP shows the types and locations of the erosion and sediment controls to be implemented at the site for the current status (prepared by Northrop). Section 4.6 provides a description of these controls.</p> <p>Evidence of erosion and sediment controls were observed during the site visit and was evident in the Site HSE Inspection Checklist dated 2 September 2020. This included the following:</p> <ul style="list-style-type: none"> <li>Spill kits</li> <li>Sediment fencing along the site perimeter (<b>Note:</b> refer to the response to condition C26 for a recommendation regarding this)</li> <li>Coir logs used at key locations along the site perimeter</li> <li>Diversion drains.</li> </ul>	Compliant	
B17c	provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site);	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> </ul>	<p>Sections 4.5 and 4.6 of the draft CSWMSP include details of management works for wet weather events. This includes:</p> <ul style="list-style-type: none"> <li>Monitoring of weather forecasts</li> <li>Inspection of erosion and sediment controls prior to predicted wet weather events</li> </ul>	Compliant	

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<ul style="list-style-type: none"> <li>Undertaking pre- and post- rainfall inspections</li> </ul>		
B17d	detail all off-Site flows from the Site;	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> </ul>	Section 4.4 of the draft CSWMSP describes the site flows as follows: <i>"The site generally has a flat topography. There is no expected impedance or impact to existing water flows on the site during construction"</i> .	Compliant	
B17e	site dewatering (if applicable), including preparation of a dewatering management plan in consultation with the Department – Water	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands that dewatering works will not be required for the construction of the Project. This is stated in Section 3.1 of the CSWMSP and was confirmed during the site interview.	Not triggered	
B17f	information on:				
B17f(i)	any impacts of the development on surface and groundwater hydrology and quality	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> </ul>	Section 4.3 of the draft CSWMSP describes the potential impacts of the project construction activities as follows: <ul style="list-style-type: none"> <li>Contaminated material</li> <li>Sediment pollution</li> <li>Spills on site (e.g. hydrocarbons &amp; fuel).</li> </ul>	Compliant	
B17f(ii)	any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000.	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> <li>Email attachment <i>CN Comments for Condition B17 sub part – UON Stage 1A</i> from 26/05/20 and correspondence emails from Council</li> </ul>	<p><b>The draft CSWMSP does not include details of any water licensing requirements.</b> It is noted that in the email attachment provided to Council included the following response to this condition: <i>"We understand this is not required."</i></p> <p><b>Recommendation:</b> The draft CSWMSP should address any water licensing requirements, including confirmation that these are not required for the Project.</p>	<b>Non-compliant</b>	NC6

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
B17g	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.	<ul style="list-style-type: none"> <li>CSWMSP (Hansen Yuncken, November 2020)</li> </ul>	Stormwater and flood management is described in Section 4.7 of the CSWMSP. The additional controls to be implemented include: <ul style="list-style-type: none"> <li>Additional notification</li> <li>Securing and closing the site</li> <li>Evacuation of site as per the Emergency Response Management Plan.</li> </ul>	Compliant	
B18	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:				
B18a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B18b	address the provisions of the Floodplain Risk Management Guidelines (EESG);	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 1 of the FERSP includes that the report has been prepared to address the provisions of the Floodplain Risk Management Guidelines (EESG). The FERSP was not updated in the audit period.	Compliant	
B18c	include details of:				
B18c(i)	the flood emergency responses for the construction phase of the development;	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 5 details the construction phase emergency response protocols. The FERSP was not updated in the audit period.	Compliant	
B18c(ii)	predicted flood levels;	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Section 3.2 of the FERSP discusses predicted flood levels and velocities. The FERSP was not updated in the audit period.	Compliant	
B18c(iii)	flood warning time and flood notification;	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that	Compliant	



<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
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		<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Section 4.1 of the FERSP includes flood warning times for the site. Response times in the order of 3 hours from start of rainfall to peak flood level are expected in these events. Section 4.2 discusses flood notifications and evacuation warnings. The FERSP was not updated in the audit period.		
B18c(iv)	assembly points and evacuation routes;	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Assembly points and evacuation routes are discussed in Section 7 of the FERSP and shown on figure 7. The FERSP was not updated in the audit period.	Compliant	
B18c(v)	evacuation and refuge protocols; and	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Evacuation and refuge protocols are included in Section 7.2 of the FERSP. The FERSP was not updated in the audit period.	Compliant	
B18c(vi)	awareness training for employees and contractors.	<ul style="list-style-type: none"> <li>FERSP (Northrop, June 2020)</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that Flood Response Awareness Training is described in Section 10 of the FERSP. The FERSP was not updated in the audit period.	Compliant	
	<b>Site preparation and land contamination works</b>				
B19	Site preparation and remediation works relevant to the Stage 1A lot shall be carried out in accordance with the separate development consent (reference DA2018/0093) approved by Council on 1 July 2019. The site preparation and remediation works shall be completed prior to the commencement of the development.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B20	Prior to the commencement of construction, the Applicant must prepare an unexpected finds contamination procedure to ensure that potentially	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> </ul>	An unexpected finds protocol is included in Section 4.13.7 of the CEMP. <b>The unexpected finds protocol for</b>	<b>Non-compliant</b>	NC7

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 3/09/2020</li> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 8/09/2020</li> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 24/09/2020</li> <li>Email correspondence records between APP and HY subject: <i>Re: adverse site condition – potential asbestos pipe north east corner of site</i></li> <li>SUEZ tax invoices for asbestos disposal (dated 9/09/20 and 29/09/20)</li> </ul>	<p><b>contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site.</b></p> <p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that disposal of hazardous wastes is included in Section 4.1.13 of the CWMSP. This includes: "Records of disposals shall be kept on site. Any disposal of waste that is deemed hazardous shall be disposed of by approved EPA hazardous disposal unit.". The CWMSP was not updated in the audit period. Unexpected finds of contamination (asbestos) occurred on three occasions during the audit period:</p> <ul style="list-style-type: none"> <li><u>Instance 1</u> – 1.8 m long asbestos pipe discovered on 2 September 2020. The pipe was inspected by Engage Environmental Services and tested at a NATA accredited laboratory. The materials sampled tested positive for asbestos. A Clearance Certificate was issued on 3 September 2020 confirming the material was disposed of at a licensed facility in accordance with <i>How to Safely Remove Asbestos Code of Practice</i> (Safe Work Australia, SWA 2019). A letter from Engage Environmental Services dated 8 September 2020 confirms that "The pipe has been safely wrapped and will now need to be disposed of as asbestos to a suitably licensed landfill to accept the waste". A disposal docket from SUEZ for</li> </ul>		

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
			<p>this asbestos containing material were also viewed by the Auditors.</p> <ul style="list-style-type: none"> <li>• <u>Instance 2</u> – two small lengths of pipe (&lt;1 m long) discovered on 9 September 2020. The pipe was inspected by Engage Environmental Services and tested at a NATA accredited laboratory. The materials sampled tested positive for asbestos. A Clearance Certificate was issued on 9 September 2020 confirming the material was disposed of at a licensed facility in accordance with <i>How to Safely Remove Asbestos Code of Practice</i> (Safe Work Australia, SWA 2019).</li> <li>• <u>Instance 3</u> – once small length of pipe (&lt;1 m long) discovered in the north east corner of the site on 24 September 2020. Monteath and Powys undertook a survey and found that the pipe continues east beyond the site boundary. A hygienist was contacted, confirmed the pipe contained asbestos, wrapped the material and issued a clearance certificate for the site. The clearance certificate confirms <i>"there were no other fragments or residue from the asbestos removal work in the area, or in the vicinity of the area, or where the work was carried out"</i>. The material was removed from site and disposed in accordance with SafeWork NSW and EPA requirements according to the clearance certificate. A disposal docket from SUEZ for this asbestos containing material were also viewed by the Auditors..</li> </ul>		

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			<p><b>There is no evidence to confirm for each contaminated find instance that details of the contaminated material encounter, disposal location and testing results were not provided to the Planning Secretary prior to its removal from site. Recommendation:</b> Update the unexpected finds protocol in the CEMP for contamination to include notification to the Planning Secretary for any unexpected contamination finds including details of the disposal location and testing results prior to removing any materials from site.</p>		
	<b>Construction Parking</b>				
B21	Prior to the commencement of construction, the Applicant must submit to the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B22	Prior to the commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations of the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Mechanical Ventilation</b>				

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
B23	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	The letter prepared by AECOM confirms that: <i>"The mechanical services design for project complies with the requirements in the project Fire Engineering Report. (Reference: 60579316-FRFE-0001_C.pdf)"</i> in accordance with this condition. This was observed during the previous Independent Environmental Audit (Ramboll, 2020). Installation of the mechanical services has not occurred in the audit period.	Compliant	
	<b>Wind</b>				
B24	Prior to the commencement of external landscape works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the Pedestrian Wind Environment Statement HCCD Stage 1A, University of Newcastle WE613-02F02(REV1)- WS Report prepared by Windtech and dated 27 February 2020.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Project Team Comment on RFI dated 27/10/20</li> <li>Email to the Certifying Authority subject: <i>Re: CC3 and CC4 submission</i> dated 2/10/20</li> <li>Email from the Certifying Authority subject: <i>Re: CC3 and CC4 submission</i> dated 9/10/20</li> </ul>	The landscape design has been revised and is currently under review with the University. The revised plans were provided to the Certifying Authority on 2 October 2020 along with the request to make the certification a condition of the next construction certificate. The Certifying Authority accepted this approach on 9 October 2020.	Compliant	
	<b>Reflectivity</b>				
B25	Prior to the commencement of external walls and cladding, the Applicant shall submit evidence to the Certifier demonstrating that the materials used on the façades of the building do not exceed a maximum normal specular reflectivity of 20% so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	This requirement is not relevant to the audit period as no external walls or cladding had been fitted.	Not triggered	

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	<b>Crime Prevention Through Environmental Design (CPTED)</b>				
B26	Prior to the commencement of above ground works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report Crime Prevention Through Environmental Design Assessment prepared by Ethos Urban and dated 9 May 2019.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Compliance Reporting</b>				
B27	Prior to the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B28	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Project Team Comment on RFI dated 27/10/20</li> </ul>	<p>It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that a Pre-construction Compliance Report was undertaken by APP dated June 2020 in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The next Compliance Report is not due until 9 December 2020 (26 weeks from the date of construction commencement). The Auditor was advised by site personnel that works to undertake the audit had commenced.</p> <p><b>Note:</b> The Compliance Reporting Post Approval Requirements (Department 2018) has been superseded by the The Compliance Reporting PAR (Department 2020).</p>	Compliant	

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
B29	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing when this has been done.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Planning Portal: <a href="https://www.planningportal.nsw.gov.au/major-projects/project/10196">https://www.planningportal.nsw.gov.au/major-projects/project/10196</a></li> </ul>	No Compliance Reports have been completed in the audit period. It was confirmed in the previous Independent Environmental Audit (Ramboll, 2020) that the Pre-construction Compliance Report was available on the Department's Major Projects Planning Portal website.	Not triggered	
B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		The Project is still in the construction phase and the Auditor understands no requests have been made in this regard.	Not triggered	
	<b>Stormwater</b>				
B31	All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 -Stormwater of the Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of Australian Standard AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Aurecon (Drg. No. 504356-001-DRG-CV-003 Rev 5 dated 3 October 2019).	<ul style="list-style-type: none"> <li>CEMP (HY, May 2020)</li> <li>Site HSE Inspection Checklist dated 2/09/20</li> <li>Site visit observations</li> </ul>	<p>Stormwater is managed in accordance with the CEMP and CSWMSP. Examples of mitigation strategies included in Section 4.10 of the CEMP:</p> <ul style="list-style-type: none"> <li>An emergency spill kit shall be kept at the construction compound</li> <li>"Clean" stormwater shall be diverted around the site where possible</li> <li>All existing stormwater pits and drains subject to HY construction works will be silt protected with geo-fabric and/or granular socks. Drains will be monitored and maintained by HY</li> <li>Stormwater shall be diverted to retention basins.</li> </ul> <p>Evidence of compliance with the above mitigation measures was observed during the site visit and was evident in the Site HSE</p>	Compliant	

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			<p>Inspection Checklist dated 2 September 2020. This included the following:</p> <ul style="list-style-type: none"> <li>• Spill kits</li> <li>• Sediment fencing along the site perimeter (<b>Note:</b> refer to the response to condition C26 for a recommendation regarding this)</li> <li>• Coir logs used at key locations along the site perimeter</li> <li>• Diversion drains.</li> </ul> <p>The Auditor was advised during the site interview that no stormwater at the site has required disposal.</p>		
	<b>Awning</b>				
B32	The proposed awning is to be designed in a manner that is consistent with Section 7.10- -Street Awnings and Balconies of the Newcastle Development Control Plan 2012.	<ul style="list-style-type: none"> <li>• Site visit observation</li> </ul>	Construction of the awning has not been triggered in the audit period.	Not triggered	
	<b>Flooding</b>				
B33	Prior to commencement of construction the following details are to be provided to the Certifying Authority				
B33a	The whole of the proposed building/structure below the flood planning level (FPL) of 2.80 metres Australian Height Datum (AHD) is to be constructed of water-resistant materials and finishes that are resistant to damage from floodwaters.	<ul style="list-style-type: none"> <li>• Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
B33b	Electrical fixtures such as power points, light fittings and switches must be sited above the FPL (2.80 m AHD) unless they are on a separate circuit (with earth leakage protection) to the rest of the building. Any new machinery or equipment, storage items or similar likely to be damaged by a flood reaching a peak flood level at or below the FPL, are to be installed above the FPL (2.80 m AHD) unless	<ul style="list-style-type: none"> <li>• Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	



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	they are of materials and have the functional capacity resistant to the effects of floodwaters				
B33c	An on-site refuge is to be provided for the proposed development. The minimum refuge level is to be the level of the Probable Maximum Flood (Local Catchment Flood Level RL3.29m Australian Height Datum). The on-site refuge is to be designed to cater for the number of people reasonably expected to be on the development site.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Road reserve</b>				
B34	A separate application must be lodged and consent obtained from City of Newcastle for all works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle, before the commencement of construction works within the road reserve.	<ul style="list-style-type: none"> <li>Road Opening Permit from Council dated 31/08/20</li> <li>Letter from Council subject: <i>Road Opening Permit – 16B Honeysuckle Drive Newcastle WO 0158648</i> dated 9/09/20</li> <li>Site visit observation</li> </ul>	A Road Opening Permit has been issued by Council on 31 August 2020 for temporary road and footway restoration works. Council provided written consent of the Road Opening Permit in a letter dated 9 September 2020. Works had not commenced in the road reserve at the time of the audit.	Compliant	
	<b>Honeysuckle Drive / Worth Place Frontages</b>				
B35	Prior to the commencement of construction works within the road reserve, the Developer is to design and construct the following works within the Honeysuckle Drive and Worth Place frontages of the Stage 1A site generally in accordance with the City Centre Public Domain Technical Manual design, at no cost to City of Newcastle and in accordance City of Newcastle's guidelines and design specifications and relevant Australian Standards:	<ul style="list-style-type: none"> <li>Road Opening Permit from Council dated 31/08/20</li> <li>Stamped plans</li> <li>Site visit observation</li> </ul>	<p>The Road Opening Permit notes the following documents were submitted:</p> <ul style="list-style-type: none"> <li>Civil drawings</li> <li>Landscape drawings</li> <li>Smart City drawings.</li> </ul> <p>The drawings are collectively referred to as the 'Stamped Plans'. Copies of the submitted drawings were provided to the Auditor. Works had not commenced in the road reserve at the time of the audit.</p>	Compliant	
B35a	New footpath and streetscape work extending 2-5m either side of the property.	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The stamped plans show the proposed pedestrian footpath extending to Honeysuckle Drive and Worth Place.	Compliant	

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B35b	New street trees and any grass verge areas.	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	Proposed landscaping areas (including proposed tree pits) are included in the stamped plans.	Compliant	
B35c	New kerb and gutter, removal of redundant driveways, and repair any road works.	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The stamped plans show the proposed kerb and gutter layout and driveway access.	Compliant	
B35d	Required parking signs, line markings, mandatory signage (Note: Any changes to the existing on-street parking signs will need to be approved by Newcastle City Traffic Committee).	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The stamped plans include signage for the smart poles.	Compliant	
B35e	Repair of any damages caused during construction.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	Construction within the road reserve had not commenced at the time of the audit.	Not triggered	
B35f	New street furniture including bicycle racks or rings and new seats and bins.	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The stamped plans show the proposed locations for bike racks and seating.	Compliant	
B35g	Street lighting including new Smart City poles and infrastructure (including to connect to existing Smart City infrastructure).	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The stamped plans show the proposed locations for 'smart pole' installation and service trenches.	Compliant	
B35h	New drainage and development drainage connections.	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The stamped plans show the proposed drainage connections.	Compliant	
B35i	Any artwork and interpretation for heritage related elements within the road reserve (if required).	<ul style="list-style-type: none"> <li>Stamped plans</li> </ul>	The Auditor understands that there are no heritage related elements in the road reserve.	Not triggered	
B36	Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to City of Newcastle for approval pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Newcastle before the commencement of construction works within the road reserve.	<ul style="list-style-type: none"> <li>Stamped plans</li> <li>Road Opening Permit from Council dated 31/08/20</li> </ul>	The engineering stamped plans have been prepared by Northrop and the landscaping plans have been prepared by Terras. The plans were submitted with the application as evident by the Road Opening Permit.	Compliant	

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	<b>PART C: DURING CONSTRUCTION</b>				
	<b>Approved Plans to be On-site</b>				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The Auditor observed a sign inside the site entrance noting these were available.	Compliant	
	<b>Site Notice</b>				
C2	A site notice(s):				
C2a	must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	A site notice was posted at the site entrance and observed during the site visit and included details of the certifier and structural engineer.	Compliant	
C2b	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice was compliant with these dimensions.	Compliant	
C2c	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice appeared to be made from durable, weatherproof material.	Compliant	
C2d	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice included the name of the site manager, contact number and the approved hours of work.	Compliant	
C2e	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site notice was mounted at eye level on the perimeter. A separate sign was next to the site notice stating that unauthorised entry to the site is not permitted.	Compliant	

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	<b>Operation of Plant and Equipment</b>				
C3	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>Equipment maintenance database (in BIM360 Field)</li> </ul>	The equipment maintenance register (included in BIM360 Field) was observed during the site visit. The register includes details of all plant and equipment on site, any maintenance that had been undertaken and when the next maintenance is due. The Auditor viewed the maintenance records for a CAD Scissor lift during the site inspection. It was noted in the database that maintenance was last undertaken on 8 July 2020.	Compliant	
	<b>Construction Hours</b>				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> <li>CNVMSP (AECOM, April 2020)</li> </ul>	The Auditor understands that all activities have been undertaken during standard construction hours as confirmed in the site interview. The Auditor viewed the site personnel sign-on register in BIM360 Field during the site visit to demonstrate compliance with this. This is consistent with Section 1.5 of the CNVMSP.	Compliant	
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> </ul>	The Auditor understands from the site interview that no activities have been undertaken outside the standard construction hours specified in condition C4.	Not triggered	
C6	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> </ul>	The Auditor understands from the site interview that no activities have been undertaken outside the standard construction hours specified in condition C4.	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
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	(c) where the works are inaudible at the nearest sensitive receivers.				
C7	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> </ul>	The Auditor understands from the site interview that no activities have been undertaken outside the standard construction hours specified in condition C4.	Compliant	
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no rock breaking, rock hammering, sheet piling, pile driving and similar activities have been undertaken.	Not triggered	
<b>Implementation of Management Plans</b>					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site HSE Inspection Checklist dated 2/09/20</li> </ul>	Examples of compliance with the CEMP are described in the response to conditions B12 to B18. The Site HSE Inspection Checklist serves as a process to undertake regular inspections of the construction of the development in accordance with the CEMP and sub-plans. An example of a completed checklist was viewed by the Auditors.	Compliant	
C10	If directed by TfNSW, the Applicant must make changes to the Construction Traffic and Pedestrian Management sub-plan as accordance with TfNSW directions in order to maintain road safety and network efficiency.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
<b>Construction Traffic</b>					
C11	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Site observations</li> </ul>	<p>The Auditor observed the following whilst on site:</p> <ul style="list-style-type: none"> <li>A designated on site car parking area was provided with adequate car parking spaces.</li> </ul>	Compliant	

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			<ul style="list-style-type: none"> <li>Works were contained within the site boundary with no obstructions of public footpaths or roads.</li> <li>A designated loading bay was available for trucks entering the site and no trucks were obstructing public roads. Site personnel confirmed during the site interview that trucks use the loading bay and are contained within the site.</li> </ul>		
	<b>Road Occupancy Licence</b>				
C12	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> <li>Road Occupancy Permit Certificate issued on 12/10/2020</li> </ul>	A road occupancy permit was granted by the City of Newcastle for watermain connection between 12 and 31 October 2020.	Compliant	
	<b>SafeWork Requirements</b>				
C13	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site HSE Inspection Checklist dated 2/09/20</li> </ul>	<p>The Auditor confirmed that the site was appropriately secured during the site visit (fenced around the perimeter with lock on front entrance).</p> <p>Photos in the HSE Inspection Checklist dated 2 September 2020 confirmed that the site was adequately fenced and secured.</p>	Compliant	
	<b>Hoarding Requirements</b>				
C14	The following hoarding requirements must be complied with:				
C14a	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	No third party advertising was observed during the site visit.	Compliant	
C14b	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site interview with HY and APP representative</li> </ul>	<p>Graffiti was observed on a site sign during the site visit (refer to photo in Appendix 4).</p> <p><b>Recommendation:</b> Seek to have the graffitied sign replaced as soon as possible. Ensure any future graffiti is removed within 48 hours.</p>	<b>Non-compliant</b>	NC8

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C14c	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	No hoardings were over Council footways or road reserved during the site visit.	Not triggered	
	<b>No Obstruction of Public Way</b>				
C15	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	<p>The works were observed to be contained wholly within the site boundary during the site visit. No items were observed to be obstructing the public way.</p> <p><b>Observation:</b> It was observed during the site inspection that a small amount of gravel from the site car park was tracking onto the footpath. Although not obstructing the public way, this could create a potential slip hazard to pedestrians.</p> <p><b>Recommendation:</b> Refer to the recommendation for NC9.</p>	Compliant	
	<b>Construction Noise Limits</b>				
C16	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> <li>CNVMP (AECOM, April 2020)</li> <li><i>University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment</i> (AECOM, February 2020)</li> <li>Complaints register (.xls)</li> <li><i>Construction Noise Monitoring Site Attendance – 29 July 2020</i> (ama Monitoring Services, 2020)</li> </ul>	<p>A construction noise and vibration assessment was undertaken for the Project by AECOM, <i>University of Newcastle - HCCD Stage 1A SSD Noise and Vibration Impact Assessment</i> (February 2020) (NVIA). Noise and vibration criteria were established for the Project. Noise and vibration generating activities associated with the construction works were predominately from heavy vehicles entering or exiting the site and machinery operation (large excavators, backhoe, grader, water cart, dump truck). The equipment and machinery inventory included in the NVIA also included a vibratory roller however this was not used during the audit period. For this reason, it is considered that the noise and vibration impacts from the</p>	Compliant	

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			<p>Project are likely less than those predicted in the NVIA.</p> <p>A noise monitoring report was prepared by ama Monitoring Services for attended monitoring undertaken on 29 July 2020. The monitoring identified some exceedances of the project specific noise management levels but notes these are likely contributed from other major noise sources in the area including other construction works, delivery trucks idling near monitors and bootcamp training that was being undertaken during the monitoring.</p> <p>No complaints have been received during the audit period relating to noise.</p>		
C17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Subject site or surrounding residential precincts outside of the construction hours of work outlined under Conditions C4 to C8.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Sign on register (BIM360 Field)</li> <li>CNVMSP (AECOM, April 2020)</li> </ul>	The Auditor understands that all construction vehicles arrived at the site during standard construction hours as confirmed in the site interview. The Auditor viewed the site sign on register in BIM360 Field during the site visit to demonstrate compliance with this. This is consistent with Section 1.5 of the CNVMSP.	Compliant	
C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site interview with HY and APP representative</li> </ul>	Vehicle alarms encountered during the site inspection were considered by the Auditor to be within acceptable noise levels. Vibratory rollers are not being used for the construction to minimise noise impacts to nearby receivers.	Compliant	
C19	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that high noise generating works were not undertaken during the audit period.	Not triggered	



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	likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.				
C20	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.		Refer to response to condition C16.	Compliant	
	<b>Vibration Criteria</b>				
C21	Vibration caused by construction at any residence or structure outside the site must be limited to:				
C21a	for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> <li>• Site interview with HY and APP representative</li> </ul>	<p>Construction vibration criteria are outlined in Section 2.4.1 of the CNVMSP and includes consideration of:</p> <ul style="list-style-type: none"> <li>• British Standard BS 7385:1993 <i>Evaluation and Measurement for Vibration in Buildings – Part 2: Guide to Damage Levels from Ground Borne Vibration</i> for guidance on cosmetic damage to residential/commercial buildings</li> <li>• German Standard DIN 4150-3:1999-02 <i>Structural Vibration – Part 3: Effects of vibration on structures</i> for guidance on cosmetic damage to heritage buildings.</li> </ul> <p>Site personnel confirmed during the site interview that vibration monitoring had not been undertaken given the low potential for impact from the works (no vibratory roller in use).</p>	Compliant	
C21b	for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical	<ul style="list-style-type: none"> <li>• CNVMSP (AECOM, April 2020)</li> </ul>	Vibration criteria have been developed in accordance with the NSW EPA guideline <i>Assessing Vibration: A Technical Guideline</i>	Compliant	

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	guideline (DEC, 2006) (as may be updated or replaced from time to time).	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	(AVTG) as stated in Section 2.4.2 of the CNVMSP. Site personnel confirmed during the site interview that vibration monitoring had not been undertaken given the low potential for impact from the works (no vibratory roller in use).		
C22	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C21.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	Site personnel confirmed during the site interview no vibratory rollers had been used.	Compliant	
C23	The limits in Conditions C21 and C22 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition B13 of this consent.	<ul style="list-style-type: none"> <li>CNVMSP (AECOM, April 2020)</li> </ul>	The vibration limits specified in the CNVMSP are in accordance with the relevant limits as described in condition C21 and C22.	Compliant	
	<b>Air Quality</b>				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 2/09/20</li> <li>Site visit observations</li> </ul>	The Site HSE Inspection Checklist dated 2 September 2020 includes a check of dust controls. The comments on the completed checklist note: <i>"Dust nuisance to neighbours is minimized; Water carts are adequately used; Sprinkler/spray system has been established and is in use; Suitable respiratory protection is being worn by relevant workers."</i> No excessive dust was observed during the site inspection. A sprinkler was being used during the site visit to suppress dust on the exposed area of the site.	Compliant	
C25	During construction, the Applicant must ensure that:				
C25a	exposed surfaces and stockpiles are suppressed by regular watering;	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 2/09/20</li> </ul>	The Site HSE Inspection Checklist dated 2 September 2020 confirmed that <i>"Water points established around site perimeter"</i>	Compliant	

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		<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	<i>ready for use with dust suppression."</i> These were observed during the site visit. A sprinkler was being used during the site visit to suppress dust on the exposed area of the site.		
C25b	all trucks entering or leaving the site with loads have their loads covered;	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	The Auditor observed this during the site visit.	Compliant	
C25c	trucks associated with the development do not track dirt onto the public road network;	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	<p>A cattle grid was observed at the site entrance during the site visit to prevent dirt tracking from vehicles on the road. <b>There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.</b></p> <p><b>Recommendation:</b> Vehicles should be inspected prior to leaving site and cleaned if required to ensure dirt is not tracked onto the public road and foot path. Regular inspection of the public roads should be undertaken to ensure they are kept clean. Cleaning of the roads should be undertaken if required.</p>	<b>Non-compliant</b>	NC9
C25d	public roads used by these trucks are kept clean; and	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	<p><b>There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.</b></p> <p><b>Recommendation:</b> Refer to recommendation in the response to Condition C35c.</p>	<b>Non-compliant</b>	Refer to NC9
C25e	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	It was evident from the site visit that land stabilisation works had been undertaken including seeding and hydro mulching of areas around the site.	Compliant	

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ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	<b>Erosion and Sediment Control</b>				
C26	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 2/09/20</li> <li>Site visit observations</li> </ul>	<p>Evidence of erosion and sediment controls were observed during the site visit and was evident in the Site HSE Inspection Checklist dated 2 September 2020. This included the following:</p> <ul style="list-style-type: none"> <li>Spill kits</li> <li>Sediment fencing along the site perimeter</li> <li>Coir logs used at key locations along the site perimeter</li> <li>Diversion drains.</li> </ul> <p>The sediment fencing around the soil stockpile and along the south-eastern corner of the site boundary were falling down during the site inspection. It is noted that in relation to the sediment fencing along the south-eastern corner boundary, this sediment fencing is unlikely to be mitigating any sediment and erosion impacts from the development, given its location proximate to the works being undertaken.</p> <p><b>Recommendation:</b> Ensure sediment fencing is inspected on a regular basis and maintained or replaced as required. The sediment fencing around the soil stockpile and along the south-eastern corner of the site boundary should be fixed or, in the case of the south-eastern corner boundary, removed if deemed by site personnel to be unnecessary given its location proximate to the works.</p>	Compliant	
	<b>Excavated and Imported Soil</b>				
C27	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that no soil has been imported or exported. All excavated soil is contained	Not triggered	

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	brought onto the site and keep accurate records of the volume and type of fill used.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	within a stockpile area on site for future levelling works.		
C28	Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.	<ul style="list-style-type: none"> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 3/09/2020</li> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 8/09/2020</li> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 24/09/2020</li> <li>SUEZ tax invoices for asbestos disposal (dated 9/09/20 and 29/09/20)</li> </ul>	Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos. The materials were removed from site and disposed in accordance with SafeWork NSW & EPA requirements according to the clearance certificates and disposal dockets from SUEZ.	Compliant	
C29	Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Site visit observation</li> </ul>	The Auditor understands from the site interview that no soil has been imported or exported. All excavated soil is contained within a stockpile area on site for future levelling works.	Not triggered	

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	to City of Newcastle officers or the Principal Certifying Authority on request.				
	<b>Disposal of Seepage and Stormwater</b>				
C30	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> </ul>	The Auditor understands from the site interview that disposal of seepage or stormwater has not been required.	Not triggered	
	<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C31	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/Sites. Works shall only recommence with the written approval of OEH.	<ul style="list-style-type: none"> <li>Project team response on RFI dated 27/10/20</li> </ul>	The Auditor understands from the site interview that there have been no unexpected finds of Aboriginal heritage to date.	Not triggered	
C32	Construction works shall be carried out in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects and dated February 2019.	<ul style="list-style-type: none"> <li>Aboriginal Cultural Heritage Assessment Report (Curio Projects, February 2019)</li> <li>HCCDC Aboriginal Heritage Induction Document</li> </ul>	<p>The recommendations included in the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects include (paraphrasing used):</p> <ul style="list-style-type: none"> <li>An Aboriginal Cultural Heritage Management Plan (ACHMP), should be prepared for the wider HCCD project, in</li> </ul>	Compliant	

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			<p>order to provide a working framework and strategic advice for the appropriate and sensitive management of Aboriginal cultural heritage and archaeology going forward for the life of the project. Project RAPs, particularly identified cultural knowledge holders, should be involved in all stages of development of this ACHMP, ideally to be facilitated within a workshop environment. This is not relevant to the audit period.</p> <ul style="list-style-type: none"> <li>An Aboriginal cultural induction should be developed to provide to all future employees and construction workers on the site, prior to the commencement of Stage 1A construction works. The induction was viewed by the Auditors during the previous Independent Audit (Ramboll. 2020). No updates have been made in the audit period.</li> <li>Opportunities to interpret Aboriginal cultural heritage values should be identified for implementation within Building 1A, to be integrated into an overall holistic approach to interpreting the University of Newcastle Honeysuckle City Campus site.</li> </ul>		
	<b>Unexpected Finds Protocol – Historic Heritage</b>				
C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that	<ul style="list-style-type: none"> <li>Project team response on RFI dated 27/10/20</li> </ul>	The Auditor understands from the site interview that there have been no unexpected finds of historic heritage to date.	Not triggered	

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	area. Works may only recommence with the written approval of Heritage Division of the Office of Environment and Heritage.				
	<b>Waste Storage and Processing</b>				
C34	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> <li>Site HSE Inspection Checklist dated 2/09/20</li> <li>Site visit observations</li> </ul>	Skip bins were observed on site as available to site personnel. They were also checked during the Site HSE Inspection undertaken on 2 September 2020.	Compliant	
C35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> <li><i>HCCD – Stage 1A Waste Report 2020</i></li> </ul>	The Auditor viewed ' <i>HCCD – Stage 1A Waste Report 2020</i> ' that had been generated on 28 September 2020. The waste report included tipping dockets from Dump It Bins Pty Ltd. The register includes details of the waste classification e.g. vegetation, timber, glass, paper etc.	Compliant	
C36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> <li>Site interview with HY and APP representative</li> <li>Site visit observation</li> </ul>	The Auditors viewed the concrete wash bay on the site (refer to photo in Appendix 4).	Compliant	
C37	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<ul style="list-style-type: none"> <li><i>HCCD – Stage 1A Waste Report 2020</i></li> </ul>	Some waste is collected and disposed of by Dump It Bins Pty Ltd. The Auditor viewed ' <i>HCCD – Stage 1A Waste Report 2020</i> ' that had been generated on 28 September 2020. The register includes details of the quantities, waste types and destinations.	Compliant	
C38	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of	<ul style="list-style-type: none"> <li>Letter from Engage Environmental Services Re: <i>Material Inspection, 16 Honeysuckle Drive,</i></li> </ul>	Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos. The materials were removed from site and disposed in accordance with SafeWork NSW & EPA requirements according	Compliant	



**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
	the relevant legislation, codes, standards and guidelines.	<p><i>Newcastle</i> dated 3/09/2020</p> <ul style="list-style-type: none"> <li>Letter from Engage Environmental Services <i>Re: Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 8/09/2020</li> <li>Letter from Engage Environmental Services <i>Re: Material Inspection, 16 Honeysuckle Drive, Newcastle</i> dated 24/09/2020</li> <li>SUEZ tax invoices for asbestos disposal (dated 9/09/20 and 29/09/20)</li> </ul>	to the clearance certificate and disposal dockets from SUEZ.		
	<b>Handling of Asbestos</b>				
C39	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	<ul style="list-style-type: none"> <li>Email correspondence records between APP and HY subject: <i>Re: adverse site condition – potential asbestos pipe north east corner of site</i></li> <li>Asbestos clearance certificate issued by Engage Environmental Services (24/09/20)</li> <li>SUEZ tax invoices for asbestos disposal</li> </ul>	Refer to the response to Condition B20 on the removal of unexpected contamination finds of asbestos. The materials were removed from site and disposed in accordance with SafeWork NSW & EPA requirements according to the clearance certificate and disposal dockets from SUEZ. Pursuant to clause 79(2)(a) of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> reporting on the transportation of asbestos waste does not apply to materials less than 100 kilograms or of less than 10 square metres as was the case for the unexpected finds.	Compliant	

Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
		(dated 9/09/20 and 29/09/20)			
	<b>Incident Notification, Reporting and Response</b>				
C40	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> <li>• Screenshot of BIM360 Incident Report Register</li> <li>• HSE Incident Report</li> </ul>	The Auditor understands one incident occurred during the audit period relating to worker safety which was not considered reportable under the definition of "material harm" in the development consent. The incident occurred on 11 August 2020. The incident was raised in the BIM360 Incident Report Register. The HSE Incident Report describes the incident as " <i>Worker using grinder has cut into lead of own tool</i> ". The worker was not harmed. The response to the incident included addressing the incident at the site pre-start meeting and completing task observation on the worker when next using a power tool. The incident was reviewed and closed out on 13 August 2020.	Not triggered	
	<b>Non-Compliance Notification</b>				
C41	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> <li>• Project team response on RFI dated 27/10/20</li> </ul>	No non-compliances were identified by the applicant or the Certifying Authority during the audit period requiring notification.	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance				
	<b>Revision of Strategies, Plans and Programs</b>				
C42	Within three months of:				
C42a	the submission of a compliance report under condition B30;		The Project is still in the construction phase and the Auditor understands no requests have been made in this regard.	Not triggered	
C42b	the submission of an incident report under condition C39;	<ul style="list-style-type: none"> <li>• Screenshot of BIM360 Incident Report Register</li> <li>• HSE Incident Report</li> </ul>	The Auditor understands one incident occurred during the audit period relating to worker safety (refer to response to Condition C40). The incident was not considered reportable under the definition of "material harm" in the development consent requiring submission of an incident report.	Not triggered	
C42c	the submission of an Independent Audit under condition C44;	<ul style="list-style-type: none"> <li>• Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-10)</i> dated 5/08/20</li> <li>• Site interview with HY and APP representative</li> <li>• Onsite document review register</li> </ul>	This previous Independent Audit (Ramboll, 2020) was submitted on 5 August 2020. Revision of the management plans was therefore required by 5 November 2020. The Auditors viewed a document review register onsite during the site visit. <b>The CEMP and sub-plans were not revised within the three-month period following submission of the previous Independent Audit. Recommendation:</b> The CEMP and sub-plans should be reviewed within three months following submission of this audit and written notification provided to the Planning Secretary that this review is being undertaken.	<b>Non-compliant</b>	NC10
C42d	the approval of any modification of the conditions of this consent; or	<ul style="list-style-type: none"> <li>• Department Major Projects website <a href="https://www.planningportal.nsw.gov.au/majo">https://www.planningportal.nsw.gov.au/majo</a></li> </ul>	No modifications have been sought to the development consent.	Not triggered	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
		<a href="#">r-projects/project/10196</a>			
C42e	the issue of a direction of the Planning Secretary under condition A3 which requires a review,	<ul style="list-style-type: none"> <li>Project team response on RFI dated 27/10/20</li> </ul>	Site personnel confirmed that no written directions have been received from the Planning Secretary in this regard.	Not triggered	
C42	the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.				
C43	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary for information within six weeks of the review.		No revisions have been undertaken during the audit period requiring submission to the Planning Secretary.	Not triggered	
C43 Note	Note 1: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development		N/A	Noted	
<b>Independent Environmental Audit</b>					
C44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior commencement of an initial construction Independent Audit (Condition C46(a)).	<ul style="list-style-type: none"> <li>Letter from the Department subject: <i>University of Newcastle (UoN) Honeysuckle Campus Stage 1A (SSD-9510) Auditor Endorsement Request</i> dated 5/06/2020</li> </ul>	The Auditors were approved by the Planning Secretary on 5 June 2020. A copy of the approval letter is included in Appendix 3 to the Audit Report.	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
C45	Prior to commencement of an initial construction Independent Audit (Condition C46(a)) an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> <li>Independent Audit Program (Ramboll, 2020)</li> </ul>	The Audit Program was submitted by APP on 28 October 2020.	Compliant	
C46	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is:				
C46a	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> <li>Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-10)</i> dated 5/08/20</li> </ul>	Construction commenced on 10 June 2020 therefore submission of the first construction audit was required by 5 August 2020. The first construction audit was provided by the Auditors to APP on 4 August 2020 and submitted on 5 August 2020.	Compliant	
C46b	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> <li>This audit</li> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	This subsequent Independent Audit has been undertaken no later than six months from the date of the initial construction Independent Audit (site visit 9 July 2020). <b>Note:</b> This subsequent Independent Audit is required to be submitted by 5 February 2021.	Compliant	
C47	Independent Audits of the development must be carried out in accordance with:				

Table A-1: Compliance with Development Consent SSD 9510					
ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
C47a	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and	<ul style="list-style-type: none"> <li>This audit</li> </ul>	This audit has been undertaken in accordance with the Audit Program submitted by APP on 6 July 2020.	Compliant	
C47b	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> <li>This audit</li> </ul>	The audit has been undertaken consistent with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and the revised guidance <i>Independent Audit: Post Approval Requirements</i> (Department of Planning and Environment 2020)		
C48	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:				
C48a	review and respond to each Independent Audit Report prepared under condition C44 of this consent;	<ul style="list-style-type: none"> <li>Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-10)</i> dated 5/08/20</li> </ul>	A response to audit recommendations was submitted with the previous Independent Audit (Ramboll, 2020) on 5 August 2020. An update on actions undertaken since the previous audit is included in Section 3.5 of the Audit Report.	Compliant	
C48b	submit the response to the Department and the Certifying Authority; and	<ul style="list-style-type: none"> <li>Email from the Department subject: <i>UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-10)</i> dated 5/08/20</li> </ul>	A response to audit recommendations was submitted with the previous Independent Audit (Ramboll, 2020) on 5 August 2020. An update on actions undertaken since the previous audit is included in Section 3.5 of the Audit Report.	Compliant	
C48c	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done	<ul style="list-style-type: none"> <li>Department Major Projects website <a href="https://www.planningportal.nsw.gov.au/major-projects/project/10196">https://www.planningportal.nsw.gov.au/major-projects/project/10196</a></li> </ul>	The Independent Audit Report and response to audit recommendations is available on the Department's Major Projects website. <b>Observation:</b> As identified in Condition A19a(ix), the University website does not include the previous Independent	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
			Environmental Audit (Ramboll, 2020) and response to recommendations. <b>Recommendation:</b> Upload the previous Independent Environmental Audit (Ramboll, 2020) to the University website and provide notification to the Department and the Certifying Authority in writing when this has been done.		
C49	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary, may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Operation of the project is yet to commence.	Not triggered	
	<b>APPENDIX 1 ADVISORY NOTES</b>				
	<b>General</b>				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		Refer to response to condition C1.	Compliant	
	<b>Long Service Levy</b>				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Legal Notices</b>				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.		The Auditor understands this had not occurred.	Not triggered	
	<b>EPA</b>				

**Table A-1: Compliance with Development Consent SSD 9510**

ID	COMPLIANCE REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC#
AN4	The EPA recommends the use of 'certified consultants'. Please note that the EPA's Contaminated Land Consultant Certification Policy, Ver 2, (dated November 2017) ( <a href="https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&amp;hash=D56233C4833022719BCE0F40F870C19D%20C273A1F7">https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminated-land-consultant-certification-policy.pdf?la=en&amp;hash=D56233C4833022719BCE0F40F870C19D%20C273A1F7</a> ) supports the development and implementation of nationally consistent certification schemes in Australia, and encourages the use of certified consultants by the community and industry. Note that the EPA requires all reports submitted to the EPA to comply with the requirements of the Contaminated Land Management Act 1997 to be prepared, or reviewed and approved, by a certified consultant.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Access for People with Disabilities</b>				
AN5	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.		Refer to response to condition B11.	Compliant	
AN6	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	<ul style="list-style-type: none"> <li>Previous Independent Environmental Audit (Ramboll, 2020)</li> </ul>	Compliance with the requirements under this condition were confirmed in the previous Independent Environmental Audit (Ramboll, 2020).	Not triggered	
	<b>Utilities and Services</b>				
AN7	Prior to the construction of any utility works associated with the development, the Applicant		Refer to response to condition B7.	Not triggered	



<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
	must obtain relevant approvals from service providers.				
AN8	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		Refer to response to condition B8.	Not triggered	
	<b>Road Design and Traffic Facilities</b>				
AN9	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.		Refer to response to condition B14b.	Not triggered	
	<b>Road Occupancy Licence</b>				
AN10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.		Refer to response to condition C12.	Compliant	
	<b>SafeWork Requirements</b>				
AN11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		Refer to response to condition C13.	Compliant	
	<b>Hoarding Requirements</b>				
AN12	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Refer to response to condition C14.	Not triggered	
	<b>Handling of Asbestos</b>				
AN13	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that		Refer to response to condition C39.	Compliant	

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
	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.				
	<b>Fire Safety Certificate</b>				
AN14	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		A fire safety certificate is not required until occupation of the building.	Not triggered	
	<b>APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>				
	<b>WRITTEN INCIDENT NOTIFICATION REQUIREMENTS</b>				
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C41 or, having given such notification, subsequently forms the view that an incident has not occurred.		Refer to response to Condition C40.	Not triggered	
2	Written notification of an incident must:				
2a	identify the development and application number;		Refer to response to Condition C40.	Not triggered	
2b	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);		Refer to response to Condition C40.	Not triggered	
2c	identify how the incident was detected;		Refer to response to Condition C40.	Not triggered	
2d	identify when the applicant became aware of the incident;		Refer to response to Condition C40.	Not triggered	

December 2020

<b>Table A-1: Compliance with Development Consent SSD 9510</b>					
<b>ID</b>	<b>COMPLIANCE REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC#</b>
2e	identify any actual or potential non-compliance with conditions of consent;		Refer to response to Condition C40.	Not triggered	
2f	describe what immediate steps were taken in relation to the incident;		Refer to response to Condition C40.	Not triggered	
2g	identify further action(s) that will be taken in relation to the incident; and		Refer to response to Condition C40.	Not triggered	
2h	identify a project contact for further communication regarding the incident.		Refer to response to Condition C40.	Not triggered	
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.		Refer to response to Condition C40.	Not triggered	
4	The Incident Report must include:				
4a	a summary of the incident;		Refer to response to Condition C40.	Not triggered	
4b	outcomes of an incident investigation, including identification of the cause of the incident;		Refer to response to Condition C40.	Not triggered	
4c	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and		Refer to response to Condition C40.	Not triggered	
4d	details of any communication with other stakeholders regarding the incident.		Refer to response to Condition C40.	Not triggered	

## **APPENDIX 2**

### **INDEPENDENT AUDIT DECLARATION FORM**

## INDEPENDENT AUDIT DECLARATION FORM

Project Name:	University of Newcastle Honeysuckle Stage 1A Building
Consent Number:	SSD 9510
Description of Project:	Operation of a sand quarry and associated activities at Fullerton Cove
Project Address:	16 Honeysuckle Drive, Newcastle, New South Wales
Proponent:	APP Corporation Pty Limited
Title of Audit:	University of Newcastle Honeysuckle Stage 1A Building Independent Environmental Audit
Date:	08 December 2020


I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this Audit except as otherwise declared to the Department prior to the Audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor: Victoria Sedwick

Signature: 

Qualification: Exemplar Global Lead Auditor Accreditation No.13180

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060

## **APPENDIX 3**

### **AUDITOR ENDORSEMENT**



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

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

05/06/2020

Dear Mr Watson

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

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

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

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

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

Please ensure this correspondence is appended to the IEA Report.

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

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

Yours sincerely

Heidi Watters  
Team Leader Northern  
Compliance

As nominee of the Planning Secretary

## **APPENDIX 4 SITE PHOTOS**





**Photo 1: Stage 1A Building**



**Photo 2: View of site from Stage 1A building facing north east**





Photo 3: Site notice, which had been improved since the last audit to comply with Condition XXX



Photo 4: Graffiti on site safety sign and sediment fencing on south east corner





**Photo 5: Sediment fencing on south east boundary**



**Photo 6: Stormwater controls**





**Photo 7: Sediment fencing around soil stockpile – eastern side**



**Photo 8: Sediment fencing around soil stockpile – western side**





Photo 9: Cattle grid at vehicle entry/exit



Photo 10: Dirt tracked onto public road and foot path at the construction site access point





Photo 11: Concrete wash-out facilities



Photo 12: Spill kit and chemical storage





Photo 13: Separated waste skip bins



Photo 14: Sprinkler being used on exposed area