

Independent Audit Report

NEW MAITLAND HOSPITAL - SSI 9022

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- SSI 9022

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1 EXECUTIVE SUMMARY

Multiplex Constructions (Multiplex) has been contracted by the Health Infrastructure via CBRE to construct the New Maitland Hospital Stage 1. Stage 1 of the works includes the early works package, and includes predominantly vegetation clearing, implementation of environmental controls including a sediment basin, bulk earthworks, internal roads (unsealed), drainage works, piling and underground drainage and services.

An Independent Audit was conducted by Natascha Arens as the NSW Department of Planning and Environments approved auditor for the Project. The audit period covered from the date of the SSI 9022 approval issued by the Minister for Planning on the 7 November 2018 until the date of the site audit on the 15 May 2019.

The Project was found to be largely compliant with three non-compliances found out of a total of ninety-six Conditions of Approval plus 2 advisory notes.

2 INTRODUCTION

2.1 BACKGROUND

The New Maitland Hospital is a 339 bed hospital green field development located off Metford road, Metford. The hospital building consists of 7 floors including lower ground floor for back of house and services plant, level 1 podium floor and levels 3 to 5 as in patient units (IPUs).

A new carparking facility will be located to the north of the building and a helipad will be located to the east of the building with a direct link to clinical services. The ground floor, which has an 11,000m² footprint will accommodate the main entry functions and key clinical departments that require direct public access and retail. All loading dock functions and back of house facilities are located at lower ground level.

Multiplex Constructions (Multiplex) has been contracted by Health Infrastructure via CBRE to construct the New Maitland Hospital Stage 1. Stage 1 of the works includes the Early Works package and includes:

- Connection of temporary and permanent services for the new facility (water, sewer, power, gas, comms)
- General clearance of site vegetation within the footprint of hospital construction works including tree stumps, but with retention of the majority of native vegetation around the site's perimeter in areas less impacted by historical mining activities and chipping of cleared vegetation
- Bulk earthworks to establish the required site levels and create a stable landform in preparation for construction
- Associated in-ground infrastructure and works that may include formation of building foundations, drainage works and excavation of sub-level structures
- Site stabilisation (such as establishment of erosion and sediment controls) in preparation for Main Works
- Construction of internal un-sealed roadways and temporary construction parking space
- Piling works
- Environmental controls.

Multiplex have engaged NGH Environmental to conduct an Independent Audit of the Project in accordance with the Audit Program submitted to the NSW Department of Planning and Environment (DPE) on the 7

January 2019. The audit scope includes the relevant requirements of the SSI 9022 Conditions of Approval, the CEMP and sub plans as detailed in Section 2.4

2.2 AUDIT TEAM

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

Natascha's CV is provided at Appendix B.

2.3 OBJECTIVES

The objectives of the audit were to determine compliance with the Conditions of Approval SSI 9022 issued by the Minister for Planning on the 7 November 2018. The approval includes conditions relevant to the concept approval for the concept design and conditions relevant to Stage 1 of the works. The objectives of this audit was to determine compliance with Stage 1 works.

2.4 AUDIT SCOPE AND AUDIT PERIOD

The audit period for this audit was from the issuing of Approval on 7 November 2018 to the date of the Independent Audit on the 15 May 2019.

2.4.1 Audit scope

The scope of the audit included:

- Compliance with the relevant SSI 9022 conditions. A checklist was compiled (Appendix A) and was used during this audit to detail compliance.
- Implementation of the site environmental management plans
- An assessment of performance of the project in relation to implementation of environmental plans

The audit scope was submitted to the DPE on the 7 January 2019 in the Audit Program. A copy of the correspondence with DPE regarding Audit Program is provided in Appendix C.

3 AUDIT METHODOLOGY

3.1 SELECTION AND ENDORSEMENT OF THE AUDIT TEAM

Natascha Arens was nominated to the Department Planning and Environment (the Department) on 3 April 2019 to be the Independent Auditor for the New Maitland Hospital Stage 1. She was accepted by the Department via a letter dated 15 April 2019.

3.2 INDEPENDENT AUDIT SCOPE DEVELOPMENT

The audit scope was developed by reviewing the SSI 9022 Conditions, the scope of early works the DPE Independent Audit – Post Approval requirements (June 2018) and the audit program (submitted to the Department 7 January 2019).

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

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

The site component of the audit included:

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

3.3 COMPLIANCE EVALUATION

The audit consisted of offsite document review, onsite document review, site inspection and interviews. The document review included a review of the Conditions of Approval (SSI 9022) and all management plans and sub plans. The audit protocol was subsequently developed and refined and submitted with the audit program (Appendix A and Appendix C).

An Opening Meeting was held on 15 May 2019 at 8am on site at Metford Road, Metford.

Present at the opening meeting were:

- Glenn Moore, Multiplex Site Manager
- Jeff Wall, Multiplex Project Manager
- James Smyth, Multiplex Site Engineer
- Steve Russell, Multiplex Project Engineer
- Cate Gehrig, Multiplex Cadet
- Donald Yip CBRE Project Manager

A closing meeting was held at 4pm at the site office. Present at the closing meeting were:

- Jeff Wall, Multiplex Project Manager
- James Smyth, Multiplex Site Engineer
- Steve Russell, Multiplex Project Engineer
- Cate Gehrig, Multiplex Cadet
- Donald Yip CBRE Project Manager
- Josh Fullerton CBRE Senior Project Manager

On site document review occurred throughout the day. A site inspection was conducted on 15/05/2019 at 3pm. The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements, gain an understanding of the current scope of the works. The site inspection viewed the entire site. Interviews with machinery operators and security officers at the gate were undertaken during the site inspection. The site environmental controls including implementation of the Erosion and Sediment Control Plan, fencing of the site, access (including pedestrian access), concrete washout areas, site signage, storage areas, waste storage and separation, wheel wash facility and no evidence of mud tracking on to the public road were all inspected during the site visit. Photos of the inspection are provided in the audit findings below.

3.4 SITE INTERVIEWS

Interviews with all staff as detailed in Section 3.3 above were undertaken throughout the course of the site audit and the following 5 business days to gather evidence during offsite document review. In addition a dozer operator (Daracon sub-contractor) was interviewed on site as was the security guard at the front gate.

3.5 SITE INSPECTION

A site inspection was undertaken on the afternoon of the 15 May 2019.

3.6 CONSULTATION

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

3.7 COMPLIANCE STATUS DESCRIPTORS

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 (DPE 2018).

Table 1 - Compliance status descriptors

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

4 AUDIT FINDINGS

4.1 APPROVAL AND DOCUMENTS LIST

The following documents were reviewed to test for compliance with conditions or for implementation of plans:

- Construction Environmental Management Plan Rev 5 28 February 2019. Includes the following sub plans:
 - Early Works Soil and Water Management Plan (prepared by GHD for Multiplex January 2019)
 - Early Works Construction Noise and Vibration Management Plan (Rev 1 prepared by Acoustic Logic for Multiplex December 2018)

- Contamination Management Plan Rev 2 February 2019
- Aboriginal Cultural Heritage Management Sub Plan: Surface collection methodology (prepared by Amac Archaeological & Streat Archaeological Services for Multiplex November 2018)
- Biodiversity Management Plan (prepared by Wildthing for Multiplex December 2018)
- Traffic Management Plan – Early Work rev 5 (prepared by D services for Multiplex December 2018)
- Traffic Management Plan – Early Work rev 6 (prepared by D services for Multiplex January 2019)
- Incident Response Management Rev 1 January 2019
- Construction Management Plan – Early Works Rev 1 November 2018
- Design Management Plan Rev 1 December 2018
- Emergency Management Plan Rev 1 November 2018
- Quality Management Plan Rev 2 December 2018
- Risk Management Plan Rev 1 November 2018
- Stakeholder and Communications Management Plan Rev 1 November 2018
- Early Works WHS Management Plan Rev 2 February 2019
- SSI 9022 Stage 1 Approval 7 November 2018
- Stamped approved plans (Stamped 7 November 2018)
- Community Communication Strategy (HI March 2019)
- Construction Traffic and Pedestrian Management (CTPM)sub plan (Dec 2018)
- New Maitland Hospital EIS rev 2 (KMH June 2018)
- EPL No 21199
- Stage 2 Noise and Vibration assessment (Acoustic Logic April 2019)
- Bushfire Assessment Report (Newcastle Bushfire consulting 2/4/19)
- <http://newmaitlandhospital.health.nsw.gov.au/>
- Dilapidation reports (Douglas Partners November 2018)
- Daracon Contract documentation

Email Correspondence reviewed included:

- Maitland City Council (MCC) correspondence re CTPM 7 December 2018
- RMS correspondence re CTPM 13 January 2019
- Email dated 16 November 2018 with NBN Co regarding getting NBN to the site.
- Emails with Ausgrid regarding temporary connection for the early works dated 20/12/2018.
- Email to MCC re the dilapidation reports dated 7/1/2019
- Email to DPE re the dilapidation reports dated 21/1/2019
- Email to the certifier re the dilapidation reports dated 11/1/2019
- Email submission of the Community Communication Strategy to DPE 7 January 2019
- Email submission of the revised Community Communication Strategy to DPE 27 March 2019
- Email notification of construction commencement to DPE dated 8/2/19
- Email notification of the audit program to DPE 7 January 2019

Other records

- Map showing area for letter box drop for noise plan consultation
- Weekly inspection checklists 3/4, 9/4, 16/4 and 30/4/2019
- GHD inspection records 19.2.19 and 15.3.19

- Multiplex Site Diary's 5/12/2018 – 28/2/2019
- Wildthing preclearing surveys and clearing supervision records (November 2018 – February 2019)
- Receipt for the payment of the LSL dated 27/11/2019
- Project Induction
- Design statement – outdoor lighting compliance JHA Consulting Engineers Pty Ltd, dated 15/11/2018
- Site Audit statement No. 0503-1612-1 dated 29 January 2018
- Crown Building Works Certificate Rev D (Group DLA 23 January 2019)
- Compliance monitoring and reporting program Vers 1
- Mobile plant inspection records 14-15 May 2019
- Prestart records for 6-10 May 2019
- Daracon ESCP 1/4/2019
- VENM Certificates for Buttai, Seaham and Boral Quarry's
- Monthly waste reports Dial-a-Dump (April 2019)
- EMS certification
- Dewatering permit and water testing 5/4/19
- VGT dust results 19/3 – 17/4/2019
- Cadence Consulting Surveyor's boundary set out drawings and clearing limits, January 2019

4.2 COMPLIANCE PERFORMANCE

In summary the audit found the following out of a total of 96 Conditions of Approval plus two advisory notes:

- Three non-compliances
- Sixty conformances
- Thirty three conditions that were not triggered

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

4.3 SUMMARY OF AGENCY NOTICES, ORDERS, PENALTY NOTICES OR PROSECUTIONS

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

4.4 PREVIOUS AUDIT RECOMMENDATIONS

This is the first audit of the Project.

4.5 NON COMPLIANCES

Three non-compliances were raised in the audit as detailed in the table below.

Condition	Summary of Non-compliance
<p>SC3-B6 - Prior to the commencement of construction, the Proponent must submit to the satisfaction of the Certifying Authority a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor verifying the relevant part of the site is suitable for the hospital land use.</p>	<p>The EPA accredited Site Auditor has indicated that the Section A Site Audit Statement cannot be issued prior to the commencement of construction. Rather a Section B site audit statement was issued. A Section A could not be issued as the following conditions still applied:</p> <ol style="list-style-type: none"> 1. Prior to any potentially combustible materials being reused on site, a suitably qualified and experienced geotechnical engineer must certify that the materials are suitable to be reused. 2. All of the sub-plans required under the RAP must be reviewed and accepted by site auditor prior to commencement of remediation works. 3. A Material Tracking Plan (MTP) is required to be reviewed and accepted by a site auditor prior to commencement of any remediation or civil works. 4. The validation report and long term environmental management plan (LTEMP) must be reviewed and accepted by a site auditor prior to occupation. <p>Therefore although a Section B site audit statement has been issued this does not comply with the condition that requires a Section A Site audit statement.</p>
<p>SC3-B11-</p> <p>The CEMP must include:</p> <p>a-vii external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p>	<p>The CEMP has not included the requirement that external lighting be in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>
<p>SC3- B13 e</p> <p>Include a Driver Code of conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p>	<p>The Construction Traffic Management Plan does not include a specific Driver code of conduct, However Points (e) ii and (e) iv are covered by Section 7 Vehicle Movement Procedure.</p> <p>Some driver instruction is also included in the delivery driver instructions, a document that sites outside of this plan.</p>

4.6 ENVIRONMENTAL PLANS, SUB PLANS AND POST APPROVAL DOCUMENTS

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

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

- Construction Environmental Management Plan Rev 5 28 February 2019. Includes the following sub plans:
 - Early Works Soil and Water Management Plan (prepared by GHD for Multiplex January 2019)
 - Early Works Construction Noise and Vibration Management Plan (Rev 1 prepared by Acoustic Logic for Multiplex December 2018)
 - Contamination management Plan Rev 2 February 2019
 - Aboriginal Cultural heritage Management Sub Plan: Surface collection methodology (prepared by Amac Archaeological & Streat Archaeological Services for Multiplex November 2018)
 - Biodiversity management plan (prepared by Wildthing for Multiplex December 2018)
 - Traffic Management Plan – Early Work rev 5 (prepared by D services for Multiplex December 2018)
 - Traffic Management Plan – Early Work rev 6 (prepared by D services for Multiplex January 2010)
 - Incident response management Rev 1 January 2019
- Stakeholder and Communications Management Plan Rev 1 November 2018
- Community Communication Strategy (HI March 2019)
- Construction Traffic and Pedestrian Management (CTPM) sub plan (Dec 2018)

4.6.1 Noise and Vibration Management Plan (SC3-B14)

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

- a) 7:00am to 6:00pm Mondays to Fridays, inclusive; and
- b) 8:00am to 1:00pm Saturdays; and
- c) At no time on Sundays or public holidays.

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

The audit found that systems are in place to ensure that plant and equipment is maintained. The audit reviewed an equipment prestart checklist for Daracon plant no. 329C on the 14/5/19 which showed a defect, records showed that by the 15/5/19 this defect had been repaired.

The audit found one inconsistency with the NVMP and the condition SC3-C6 (rock breaking and hammering). The NVMP does not note the respite period required for the rock breaking. A review of the Daracon CEMP found that the respite period for rock breaking was included. The audit found no evidence that rock break had been occurring without the respite period. Therefore the update to the Multiplex NVMP has been raised as an Opportunity for Improvement (refer to section 5.2 below).

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

Consultation with the community regarding noise and construction activities was undertaken on the 30/11/2018. Clause SC3 - B14 requires that the strategies to manage noise have been developed in consultation with the community and that the NVMP describe the community consultation undertaken to develop the strategies. It is accepted that the level of community engagement regarding noise management strategies is suitable for the early works, it is expected that stage 2 of the works would require that noise management strategies are developed with a more targeted approach to involving the affected community. This has been raised as an opportunity for improvement (refer to Section 5.2).

Vibration monitoring has not been triggered as there are no vibratory works occurring within 30m of any vibratory works.

4.6.2 Waste Management (SC3 -B15)

The site visit found that waste was being separated and appropriate waste receptacles were available onsite (refer Figure , Figure and Figure).

A waste register is being maintained as is a material tracking register. It is noted that for this stage of works very little waste is leaving the site and to date only office waste has been recorded. Daracon have a materials tracking record tracking cut and fill across the site as well as imported fill. Record sighted with entries from 25/2/19 to 3/5/19. The updated tracking record is submitted weekly to Multiplex.

A review of the April Dial-a-Dump 2019 waste report was undertaken at the audit showing that only general waste and paper and cardboard had been removed from the site The site has either reused or stored all excavated material onsite. Topsoil and mulch is being stored for later use in landscaping works.

4.6.3 Soil And Water Management Plan (SC3-B16)

The Soil and water management plan was prepared by GHD (dated January 2019). This plan included a concept Erosion and Sediment Control Plan (ESCP). As soil and water management is a key risk on the site Multiplex have engaged a specialist from GHD to undertake inspections. Inspection records from GHD were sighted at the audit including inspections undertaken by GHD on the 19.2.19 and 15.3.19. Daracon have been progressively updating the ESCP in line with comments raised by GHD. The current revision of the plan is 1/4/2019.

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

The site visit found the erosion and sediment controls in good condition and not requiring any maintenance.

Limited concrete work had occurred on site, however a small lined concrete washout area was available for concrete chute cleaning.

Weekly documented inspections of the site are occurring as well as the visits by GHD. A Sample of weekly documented inspections were viewed at the audit including for the 3/4/19, 9/4/19, 16/4/19 and 30/4/19.

4.6.4 Biodiversity Management Plan (SC3-B18)

The key requirement of the biodiversity management plan is maintaining the clearing boundary and preclearing surveys and clearing supervision. The site inspection found that the clearing boundary is well marked and fenced.

There is some contention over the clearing boundary in relation to the ambulance access road. The detailed design for the ambulance access road has a wider clearing requirement than the clearing boundary in the

EIS. A review of each of these plans showed that both plans were dated 6/6/18. Therefore, it was not possible to take the most “recent document “ as prevailing. Accordingly, Multiplex have not cleared this area and are awaiting further advice. Photos of the area in question and the relevant figures are provided in Appendix E (figures) Appendix F (site photos) below.

The clearing protocol in the plan requires a preclearing survey to identify vegetation with the potential to provide habitat for fauna. These surveys were undertaken on 30/11/18, 5/12/18 17/12/18 and 9/01/18. Habitat areas and fauna habitat were flagged on site and cleared after all other non-habitat areas were cleared. Evidence of the two stage clearing process was provided via the clearing supervision letter from Wildthing (Wildthing reports for February 2019 and March 2019).

Just prior to clearing of habitat trees preclearance surveys were undertaken by Wildthing of Hollow bearing trees (HBT) to check for the presence of nesting or roosting fauna. Accordingly, Stag watching and Anabat surveys were undertaken prior to clearing on the 21/2/19 and 26/2/19. No fauna was recorded as using the HBTS as evidenced by a review of the March 2019 report issued by Wildthing.

4.6.5 Site Inspections, incidents and Other Records

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

Daily pre start meetings are occurring and discuss site requirements and key activities/risks for the day. Pre-start meeting records for the following dates were reviewed at the audit: 6/5/, 7/5/ 8/5/ 9/5/ and 10/5/19.

Erosion and sediment inspections are also being undertaken by GHD with Daracon and Multiplex. Inspection records from GHD were sighted at the audit including inspections on the 19.2.19 and 15.3.19.

A review of documentation during the site audit (i.e. request for incident records during the audit) found that there have been no documented incidents to date.

4.6.6 Stakeholder, Community engagement and complaints

The website is one of the key locations for information for the community. The Website is being updated and all required information was found on the website.

It was noted that the approved plans CEMP and sub plans etc are provided on the website under one link and one file. It has been noted as an opportunity for improvement that the website be updated so that individual documents are more readily accessible.

Consultation regarding the commencement of works and expected noise levels and disruption has been undertaken and the community was provided with contact details in this notification (dated 30/11/2018).

4.7 EMS

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

4.8 ENVIRONMENTAL PERFORMANCE

In summary the audit found that the Environmental Management Plans and sub plans are adequate for the stage of works. Mitigation and monitoring requirements of the plans are being implemented and undertaken. Some opportunities for improvement have been identified in Section 5.2 below.

4.9 CONSULTATION OUTCOMES

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

- RMS and Maitland City Council were consulted during the preparation of the Construction Traffic and Pedestrian Management Sub plan. Maitland City Council and RMS provided feedback on the Construction Traffic and Pedestrian Management Sub plan. The requirements raised by MCC and RMS were addressed as evidenced by emails between CBRE and MCC on 27 November 2018; revisions undertaken and MCC approving plans on the 7 December 2018. Consultation was also undertaken with RMS – email evidence dated 12 December 2018 and 13 January 2019 with RMS comments on the plan. The audit found that RMS comments had been addressed in rev 6 of the plan.
- Maitland City Council regarding the Soil and Water Management Plan. This plan was prepared by GHD. The plan was sent to council on the 20 December 2018 as evidenced by an email to the Maitland City Council (MCC) manager of engineering. A response from council was received on the same day stating that council would provide a response. The current revision of the CSWMSP is dated January 2019.
- Registered Aboriginal Parties regarding the preparation of the Aboriginal Cultural Heritage Management Sub Plan.
- Ausgrid and NBN regarding utility connections.

4.10 COMPLAINTS

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

4.11 INCIDENTS

There have been no recorded incidents to date.

4.12 ACTUAL AND PREDICTED IMPACTS - PROJECT KEY RISK IN THE EIS

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

- Traffic
- Biodiversity
- Visual impacts
- Noise impacts
- Bushfire risk

4.12.1 Traffic

A traffic impact assessment was conducted to assess parking and traffic impacts and recognised that as part of the construction of Stage 1 works, there will be an increased number of heavy and light vehicle movements which will impact the local road network.

Actual impact

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

Delivery drivers are issued with a set of site rules regarding access to the site (document sighted at audit).

The weekly inspection includes a check of traffic management on site. A review of the inspections for the 3/4, 9/4, 16/4 and 30/4/19 found that traffic had not been raised as an issue. The site inspection for the audit did not note any construction vehicles parked outside of the designated parking areas and there was ample parking available within the site, at the compound. To date there have been no complaints regarding construction traffic.

Preconstruction Dilapidation surveys of the road network have been undertaken. These will form the basis of determining impact to the road network as a result of construction traffic. (Dilapidation reports (Douglas partners (November 2018))

4.12.2 Biodiversity

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

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

In addition the clearing boundary as presented in the EIS versus the actual cleared area for Stage 1 works was reviewed.

Actual impacts

The site visit undertaken for this audit found no evidence of weeds within the site. None of the preclearing reporting undertaken by Wildthing (November 2018 through to February 2019) noted the presence of weeds, indicating that the project is not contributing to the introduction of weeds.

Preclearing surveys and clearing supervision undertaken by Wildthing from November 2018 to March 2019, have not indicated that the project has contributed to fauna mortality or injury.

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

Surveyed plans of the clearing boundary prepared by Cadence Consulting surveyors, dated 24/1/19 Rev c were reviewed as part of the audit. The plans clearly showed the EIS clearing boundary and the fenced project boundary. The site inspection showed that all clearing was within the surveyed and fenced clearing line. Furthermore an area around the Ambulance access road remains vegetated as Multiplex found an anomaly in the project footprint documentation and the detailed design for the Ambulance access road, with the footprint for the detailed design being a greater area than the Stage 1 vegetation removal Plan – DA 20 (as provided in Appendix E).

4.12.3 Visual impact

It is noted that the EIS highlighted visual impact as a key risk. However given the stage of works, a meaningful assessment of actual versus predicted impacts cannot be undertaken as only bulk earthworks have been completed.

4.12.4 Noise impact

The noise assessment in the EIS for stage 1 works identified that the Construction Noise Management Level would be exceeded at residential receivers and active recreation areas for all stage 1 works aside from site establishment, but predicted that the noise management level for industrial areas would be met.

Actual impacts

The construction noise and vibration management plan prepared by Acoustic Logic for Multiplex (December 2018) confirmed the predicted noise impacts in the EIS.

The audit could not test the actual noise impacts during stage 1 construction as noise monitoring has not occurred. However it is noted that no noise complaints have been received as a result of stage 1 works.

4.12.5 Bushfire

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

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

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

Actual impacts

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

4.13 SITE INSPECTION

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

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

Photos of the site are provided in Appendix F.

4.14 SITE INTERVIEWS

Site interviews were undertaken throughout the course of the day. Key staff interviewed included:

- Glenn Moore, Multiplex Site Manager
- Jeff Wall, Multiplex Project Manager
- James Smyth, Multiplex Site Engineer
- Steve Russell, Multiplex Project Engineer
- Cate Gehrig, Multiplex Cadet
- Donald Yip, CBRE Project Manager
- Josh Fullerton, CBRE Senior Project Manager
- Daracon dozer operator
- Gate security staff

4.15 PREVIOUS ANNUAL REVIEW OR COMPLAINE REPORT RECOMMENDATION

The project commenced construction in February 2019 and as such no annual reviews or compliance reports have been prepared.

4.16 IMPROVEMENT OPORTUNITIES

Four opportunities for improvement have been raised in this audit and are detailed in Section 5.2 below.

4.17 KEY STRENGTHS

The key strength of the project's environmental performance is the projects team commitment to the delivery of the project in accordance with the Conditions of Approval, the implementation of management plans and the proactive approach to managing key risks (e.g. regular inspections and specialist advice from GHD regarding soil and water management on the site).

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

5 RECOMMENDATIONS

5.1 SUMMARY OF COMPLIANCE AND NON COMPLIANCES AGAINST CONDITIONS

Table 3-1 below provides detail on the non-compliances and recommended action.

Table 5-1: Summary of non-compliances.

Condition	Summary of Non-compliance	Recommended action
<p>SC3-B6 - Prior to the commencement of construction, the Proponent must submit to the satisfaction of the Certifying Authority a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor verifying the relevant part of the site is suitable for the hospital land use.</p>	<p>The EPA accredited Site Auditor has indicated that the Section A Site Audit Statement cannot be issued prior to the commencement of construction. Rather a Section B site audit statement was issued. A Section A could not be issued as the following conditions still applied:</p> <ol style="list-style-type: none"> 1. Prior to any potentially combustible materials being reused on site, a suitably qualified and experienced geotechnical engineer must certify that the materials are suitable to be reused. 2. All of the sub-plans required under the RAP must be reviewed and accepted by site auditor prior to commencement of remediation works. 3. A Material Tracking Plan (MTP) is required to be reviewed and accepted by a site auditor prior to commencement of any remediation or civil works. 4. The validation report and long term environmental management plan (LTEMP) must be reviewed and accepted by a site auditor prior to occupation. <p>Therefore although a Section B site audit statement has been issued this does not comply with the condition</p>	<p>As the findings of the Site auditor suggests that a Section A site auditor statement is not possible at this stage, the findings should be provided to the Department for discussion regarding a way forward.</p> <p>It was also noted that the above information was provided to Group DLA the Project's certifier and Group DLA agreed that the Section B site audit statement with clarifications was suitable to be able to satisfy the requirements of the Crown Certificate, but that the condition should be amended at a later date</p>

Condition	Summary of Non-compliance	Recommended action
	that requires a Section A Site audit statement.	
SC3-B11- The CEMP must include: a-vii external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	The CEMP has not included the requirement that external lighting be in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	It was noted during the site audit that the only external lighting on site is temporary lighting on the underside of covered walkways. However, the CEMP should be updated to include a compliance commitment regarding external lighting.
SC3- B13 e Include a Driver Code of conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes;	The Construction Traffic Management Plan does not include a specific Driver code of conduct, However Points (e) ii and (e) iv are covered by Section 7 Vehicle Movement Procedure. Some driver instruction is also included in the delivery driver instructions, a document that sits outside of this plan.	The Construction Traffic Management plan should be updated to include a driver code of conduct that clearly directs drivers as to how they will achieve this condition.

5.2 OPPORTUNITIES FOR IMPROVEMENT

During the course of the audit, any areas that were not classified as non-conformances, but were noted as areas that could be improved were recorded. Table 4-1 below summarises the areas for improvement provides recommendations.

Table 5-2: Opportunities for improvement

Reference	Summary of finding and Recommendation
SC3-C6	The Noise and Vibration management plan did not include the respite hour detailed in the condition. The Multiplex NVMP should be updated to include the respite period for rock breaking activities.

Reference	Summary of finding and Recommendation
SC3-A17	<p>Although the project website includes all the required documents, these are provided as one document in one link and as such information is not easily accessible.</p> <p>The project website should be updated so that the documents required under SC3-A17-a-ii are provided as separate links for ease of use.</p> <p>The Construction Traffic and pedestrian management plan on the website is Rev 5 and the current version is rev 6, this should be updated.</p> <p>It is noted that none of the Conditions of Approval specifically require monitoring, however in order to test that the plans are being complied with, monitoring is occurring (e.g. Dust gauges and water quality following dewatering of the basin). This data should be made available with the compliance reporting.</p>
SC3 - B14	<p>Clause SC3 - B14 requires that the strategies to manage noise have been developed in consultation with the community and that the NVMP describe the community consultation undertaken to develop the strategies. It is accepted that the level of community engagement regarding noise management strategies is suitable for the early works, however it is expected that stage 2 of the works would require that noise management strategies are developed with a more targeted approach to involving the affected community.</p>
SC3-B18	<p>The site inspection checklist should include a requirement for checking presence of weeds on site.</p>

6 CONCLUSION

The audit found three non-compliances with the Conditions of Approval, therefore for the most part the Project is being undertaken in accordance with the Conditions. The document review found that Environmental Management Plans and sub plans are relevant to the site and are being implemented.

In summary the audit found:

- Three non-compliances
- Sixty two conformances
- Thirty three conditions that were not triggered

The audit also identified four opportunities for improvement.

APPENDIX A AUDIT PROTOCOL/CHECKLIST

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
Obligation to Minimise Harm to the Environment						
SC2-A1	In addition to meeting the specific performance measures and criteria in this approval, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Health Infrastructure / Contractor	At all times.	CEMP Subplans Project records Site visit	A review of the conditions and the implementation of the EMPs and subplans found that all reasonable and feasible measures committed to were being implemented in accordance with these requirements. In addition the site visit noted that the site was very well maintained with excellent on site environmental management.	C
Terms of Approval						
SC2-A2	The development may only be carried out:	Note	Note.			C
SC2-A2-a	(a) in compliance with the conditions of this approval;	Note	At all times.			C
SC2-A2-b	(b) in accordance with all written directions of the Planning Secretary;	Note	Note.			C
SC2-A2-c	(c) generally in accordance with the EIS and Response to Submissions;	Note	Note.			C
SC2-A2-d	(d) generally in accordance with the approved plans in the table below:	Note	Main Works	As the stage of the project is early works only, only the elements of the plans that define the site and earthworks and drainage works applied.		C
	Drawings prepared by Fitzpatrick + Partners	Note	Note.			
	DA07 - 10 - CONCEPT PLAN - 06/06/18	Note	Note.	DA plans since approval are unchanged		
	DA08 - 10 - CONCEPT PLAN - LANDSCAPE ZONAL PLAN - 06/06/18	Note	Note.	DA plans since approval are unchanged		
	DA09 - 10 - CONCEPT PLAN - APZ	Note	Note.	DA plans since approval are unchanged		

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
DA10 - 10 - AREA OF INFLUENCE - BUILDING FOOTPRINT - 06/06/18		Note	Note.	DA plans since approval are unchanged		
DA11 - 10 - AREA OF INFLUENCE - AERIAL OVERLAY - 06/06/18		Note	Note.	DA plans since approval are unchanged		
DA12 - 10 - CONCEPT PLAN - VEHICULAR CIRCULATION - 06/06/18		Note	Note.	DA plans since approval are unchanged		
DA13 - 10 - CONCEPT PLAN PEDESTRIAN CIRCULATION - 06/06/18		Note	Note.	DA plans since approval are unchanged		
DA14 - 10 - ELEVATIONS - NORTH & SOUTH 06/06/18		Note	Note.	DA plans since approval are unchanged		
DA15 - 10 - ELEVATIONS - EAST AND WEST- 06/06/18		Note	Note.	DA plans since approval are unchanged		
DA22 - 10 - CONCEPT PLAN - SETBACKS - 06/06/18		Note	Note.	DA plans since approval are unchanged		
SC2-A3	Consistent with the requirements in this approval, the Planning Secretary may make written directions to the Proponent in relation to:	Note	Note.			
SC2-A3-a	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this approval, including those that are required to be, and have been, approved by the Planning Secretary; and	Note	Note.			NT
SC2-A3-b	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Note	Note.			NT
SC2-A4	The conditions of this approval and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.		Note.	One inconsistency was discussed at the audit regarding the Ambulance access road. Review of drawings provided in Appendix E Figure 1 Building footprint (DA 10) Figure 3 (DA11), Figure 3 (tree clearing area –	In relation to the ambulance access road, the detailed design for the ambulance access road has a wider clearing requirement than the clearing boundary in the EIS. A review of each of these plans showed that both plans were dated 6/6/18. Therefore it was not possible to take the most “recent document “ as prevailing. Accordingly Multiplex have not cleared this area and are awaiting further advice. Photos of the area in question and the relevant figures are provided in Appendix E and F below.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
				Appendix K of the EIS – design report) Site inspection		
Vegetative Buffer						
SC2-A5	A vegetation buffer of a minimum depth of five metres must be provided along the southern boundary outside of any Asset Protection Zone. Revised plans must be submitted to the Planning Secretary demonstrating the provision of the vegetative buffer, any associated amendments reconfiguring the southern building envelope and the Asset Protection Zone.	Contractor	At all times.	5 December 2018 evidence of the vegetative buffer on plans was submitted to the department. The department responded on the 10/12/19. The buffer was drawn on the architectural site plan BVN-ARH-01A-AXO-002	It was noted on site that to achieve the vegetative buffer along the whole length some revegetation work may have to occur. There is a pre-existing cleared area as shown on aerials prior to any site works in around the middle of this boundary.	C
Limits of Approval						
SC2-A6	This approval lapses five years after the date of approval unless the works associated with the development have physically commenced.	Note	Note.			NT
Planning Secretary as Moderator						
SC2-A7	In the event of a dispute between the Proponent and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Note	Note.			NT
Legal Notices						
SC2-A8	Any advice or notice to the approval authority must be served on the Planning Secretary.	Note	Note.			NT
ADVISORY NOTES						
SC2-AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this approval removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Contractor	Note.	EPL	The site holds an Environmental Protection Licence. EPL No 21199	C
PART B REQUIREMENTS FOR FUTURE STAGES						

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
Built Form and Urban Design						
SC2-B1	To ensure that a high quality urban design and architectural response is achieved, the site layout and architectural design of the NMH must have regard to, and be generally consistent with, the concept proposal and the Architectural Design Statement prepared by fitzpatrick + partners in the EIS, and the following:	Contractor	Main Works/Site layout early works	Site layout drawings Site visit	Site layout in terms of boundary and clearing area is consistent with these documents, aside from the issue identified in SC2-A4	C
SC2-B1-a	<ul style="list-style-type: none"> demonstrating the primary objectives as set out in the Architectural Design Statement are incorporated into the design. 	Contractor	Main Works			NT
SC2-B1-b	<ul style="list-style-type: none"> integrating local indigenous identity and culture in the design. 	Contractor	Main Works			NT
SC2-B1-c	<ul style="list-style-type: none"> incorporating measures to reduce water and energy usage. 	Contractor	Main Works			NT
SC2-B1-d	<ul style="list-style-type: none"> the suitability of the offset distances between east and west wings of the hospital building. 	Contractor	Main Works			NT
SC2-B1-e	<ul style="list-style-type: none"> safe pedestrian circulation. 	Contractor	Main Works			NT
SC2-B1-f	<ul style="list-style-type: none"> incorporating the natural setting in the design. 	Contractor	Main Works			NT
SC2-B1-g	<ul style="list-style-type: none"> integrating landscaping with car parking areas. 	Contractor	Main Works			NT

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC2-B1-h	<ul style="list-style-type: none"> connectivity between the hospital building and landscaped areas for patients, staff and visitors. 	Contractor	Main Works			NT
SC2-B1-i	<ul style="list-style-type: none"> heritage interpretation. 	Contractor	Main Works			NT
Biodiversity						
SC2-B2	The SSI application(s) for the detailed design and construction of the NMH must demonstrate that the proposal is consistent with the endorsed Biodiversity Assessment Report (BAR) and Biodiversity Offset Strategy (BOS).	Health infrastructure	All stages	<p>Clearing boundaries are marked on site.</p> <p>Review of drawings provided in Appendix E Figure 1 Building footprint (DA 10) Figure 3 (DA11), Figure 3 (Design report tree clearing area)</p>	Regarding the Ambulance access road - HI to clarify clearing boundary. Need to run a consistency check that the BAR and BOS include the clearing limits to include the construction of the ambulance access road.	C
Traffic and Transport						
SC2-B3	The SSI application(s) for the detailed design and construction of the NMH must be accompanied by a detailed assessment of the traffic and transport impacts associated with the NMH on the surrounding road network and intersection capacity, and must detail provisions demonstrating that sufficient access and car parking has been provided having regard to RMS's Guide to Traffic Generating Developments, and details to promote non-car travel modes. The traffic and transport impact assessment must also have specific regard to:	Health infrastructure / Traffic Consultants / Contractor	Main Works			NT
SC2-B3-a	<ul style="list-style-type: none"> cumulative traffic impacts, in particular the Stockland Green Hills Shopping Centre development, and undertaking additional analysis of New England Highway between Mitchell Road and Chisholm Road (inclusive of the New England Highway/Chelmsford Road intersection). 	Health infrastructure / Traffic Consultants / Contractor	Main Works			NT
SC2-B3-b	<ul style="list-style-type: none"> the scope and timing of required road and intersection upgrades within the surrounding road network, including but not limited to the Chelmsford Drive/Metford Road and Raymond Terrace Road/Metford Road intersections. 	Health infrastructure / Traffic	Main Works			NT

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
		Consultants / Contractor				
SC2-B3-c	<ul style="list-style-type: none"> preparing a pedestrian access plan, including from Victoria Street Railway Station and nearest bus stops. 	Health infrastructure Traffic Consultants Contractor / /	Main Works			NT
SC2-B3-d	<ul style="list-style-type: none"> the design of the proposed on-site car parking and on-street car parking impacts from any parking fee structure system, through detailed parking analysis of similar hospital sites. 	Health infrastructure Traffic Consultants Contractor / /	Main Works			NT
SC2-B3-e	<ul style="list-style-type: none"> potential traffic impacts on businesses fronting Metford Road, between Fieldsend Street and Chelmsford Drive. 	Health infrastructure Traffic Consultants Contractor / /	Main Works			NT
Residential Amenity Impacts						
SC2-B4	Details are to be provided in the SSI application(s) for the detailed design and construction of the NMH demonstrating that consideration has been given to the protection and minimisation of potential amenity impacts on adjoining sensitive land uses, including, but not limited to visual amenity, privacy and lighting.	Contractor	Main Works			NT
Noise and Vibration						
SC2-B5	The SSI application(s) for the detailed design and construction of the NMH must be accompanied by a detailed noise and vibration impact assessment prepared by a suitably qualified person, which details the main construction and operational noise and vibration sources and activities, including future mechanical plant. Details are also to be included outlining all feasible and reasonable noise and vibration mitigation and management measures.	Contractor	At all times.	<p>Construction Noise and vibration impact assessment and management plan prepared by acoustic logic.</p> <p>Stage 2 noise and vibration assessment prepared by Acoustic Logic dated 5/4/19.</p>	<p>Construction noise and vibration impact assessment and management has been prepared by Acoustic Logic. This report deals with construction for the early works only. Relevant measures from this plan are being implemented on site – refer also to SC3-B14 for notes on implementation.</p> <p>The plan will be updated for main works and operational impacts at a later date.</p> <p>The Stage 2 noise and vibration assessment has been prepared by acoustic logic dated 5/4/19. The development of the documentation for the main</p>	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					works is part of the lodgement for Stage 2, which is currently with the Department for adequacy review (submitted on 18/4/19).	
SC2-B6	The noise and vibration impact assessment, as required by condition B5 of Schedule 2, must demonstrate that the location and operation of the helipad has been designed to minimise noise impacts on sensitive land uses.	Contractor	At all times.	Stage 2 noise and vibration assessment	Stage 2 noise and vibration assessment prepared by acoustic logic included a statement that the helipad is located as far as possible from the sensitive receivers to the south.	C
Landscaping						
SC2-B7	The SSI application(s) for the detailed design and construction of the NMH must be accompanied by a landscape plan for the future hospital campus, including incorporating the vegetative buffer required by condition A5 of Schedule 2.	Contractor	Main Works			NT
Bushfire Protection						
SC2-B8	The design of the NMH, including all Asset Protection Zones and other bushfire protection measures, must demonstrate satisfactory compliance with the relevant provisions of Planning for Bushfire Protection 2006.	Contractor	Main Works			NT
Ecologically Sustainable Development						
SC2-B9	The SSI application(s) for the detailed design and construction of the NMH development must demonstrate how the principles of ESD have been incorporated into the design, construction and on-going operation of the hospital.	Contractor	Main Works			NT
SC2-B10	The SSI application(s) for the detailed design and construction of the NMH development must include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy.	Contractor	Main Works			NT
SC2-B11	The SSI application(s) for the detailed design and construction of the NMH development must include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance.	Contractor	Main Works			NT

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC2- B12	The SSI application(s) for the detailed design and construction of the NMH development must provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically:	Contractor	Main Works			NT
SC2- B12- a	(a) hotter days and more frequent heatwave events;	Contractor	Main Works			NT
SC2- B12- b	(b) extended drought periods;	Contractor	Main Works			NT
SC2- B12- c	(c) more extreme rainfall events;	Contractor	Main Works			NT
SC2- B12- d	(d) gustier wind conditions; and	Contractor	Main Works			NT
SC2- B12- e	(e) how these will inform landscape design, material selection and social equity aspects (respite/shelter areas).	Contractor	Main Works			NT
SCHEDULE 3						
CONDITIONS OF APPROVAL FOR STAGE 1 SITE CLEARANCE AND PREPARATORY WORKS PART A ADMINISTRATIVE CONDITIONS						
Obligation to Minimise Harm to the Environment						
SC3- A1	In addition to meeting the specific performance measures and criteria in this approval, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Health Infrastructure / Contractor	Early Works	CEMP and sub plans Records Site visit	Noted. In addition the CEMP and sub plans include the requirement for all reasonable and feasible measure be implemented to minimise harm. Specifically the Incident response management plan includes specific measures around prevention and implementation of all reasonable and feasible measures as does the contamination management plan. Soil and Water management is identified as a key risk on the site. GHD have been engaged to review erosion and sediment control measures. A review of	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					the ESCP prepared by Daracon shows that further controls than those recommended in concept ESCP in the SWMP have been implemented on site	
Terms of Approval						
SC3-A2	A2. The development may only be carried out:	Note	Note.			
SC3-A2-a	(a) in compliance with the conditions of this approval;	Note	Early Works	CEMP, subplans, project records, site visit	The audit found that the early works are being carried in compliance with the conditions	C
SC3-A2-b	(b) in accordance with all written directions of the Planning Secretary;	Note	Note.			NT
SC3-A2-c	(c) generally in accordance with the EIS and Response to Submissions;	Note	Note.	CEMP, subplans, project records, site visit	The audit found that the early works are being carried in compliance with the EIS and response to Submissions	C
SC3-A2-d	(d) generally in accordance with the approved plans in the table below: Drawing prepared by Fitzpatric + Partners DA21 - STAGE 1 EARLY WORKS SITE PLAN - 06/06/18 Drawing prepared by Wood & Grieve Engineers C1-100-002 - EARLYWORKS PLAN GENERAL ARRANGEMENT - 24/04/18	Note	Early Works	One inconsistency was discussed at the audit regarding the Ambulance access road. Review of drawings provided in Appendix E Figure 1 Building footprint (DA 10) Figure 3 (DA11), Figure 3 (DA07) Site inspection	In relation to the ambulance access road, the detailed design show for the ambulance access road has a wider clearing requirement than the clearing boundary in the EIS. A review of each of these plans showed that both plans were dated 6/6/18. Therefore it was not possible to take the most "recent document " as prevailing. Accordingly Multiplex have not cleared this area and are awaiting further advice. Photos of the area in question and the relevant figures are provided in Appendix E and F below.	C
SC3-A3	A3. Consistent with the requirements in this approval, the Planning Secretary may make written directions to the Proponent in relation to:	Note	Note.			NT
SC3-A3-a	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this approval, including those that are required to be, and have been, approved by the Planning Secretary; and	Note	Note.			NT
SC3-A3-b	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Note	Note.			NT

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-A4	The conditions of this approval and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	Note	Note.			NT
Limits of Approval			Note.			
SC3-A5	This approval lapses five years after the date of approval unless the works associated with the development have physically commenced.	Note	Note.			NT
Planning Secretary as Moderator			Note.			
SC3-A6	In the event of a dispute between the Proponent and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Note	Note.			NT
Long Service Levy						
SC3-A7	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.	Contractor	At all times.	A receipt for the payment of the LSL dated 27/11/2019 was sighted at the audit.		C
Legal Notices						
SC3-A8	A8. Any advice or notice to the approval authority must be served on the Planning Secretary.	Note	Note.			NT
Evidence of Consultation						
SC3-A9	Where conditions of this approval require consultation with an identified party, the Proponent must:	Health Infrastructure / Contractor	Note.	Consultation included in relevant subplans and covered in relevant conditions required consultation including SC3-B5, SC3-B13, SC-B14, SC3-B16, SC3-B17, SC3-B20		C
SC3-A9-a	(a) consult with the relevant party prior to submitting the subject document to the Certifying Authority for approval; and	Health Infrastructure / Contractor	Early Works			C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-A9-b	(b) provide details of the consultation undertaken including:	Health Infrastructure / Contractor	Early Works			C
SC3-A9-b-i	(i) the outcome of that consultation, matters resolved and unresolved; and	Health Infrastructure / Contractor	Early Works			C
SC3-A9-b-ii	(ii) details of any disagreement remaining between the party consulted and the Proponent and how the Proponent has addressed the matters not resolved.	Health Infrastructure / Contractor	Early Works			C
Staging, Combining and Updating Strategies, Plans or Programs						
SC3-A10	With the approval of the Planning Secretary, the Proponent may:	Health Infrastructure / Contractor	Note.			NT
SC3-A10-a	(a) prepare and submit any strategy, plan or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Health Infrastructure / Contractor	Note.			NT
SC3-A10-b	(b) combine any strategy, plan or program required by this approval (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	Health Infrastructure / Contractor	Note.			NT
SC3-A10-c	(c) update any strategy, plan or program required by this approval (to ensure the strategies, plans and programs required under this approval are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Health Infrastructure / Contractor	Note.			NT
SC3-A11	A11. 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 approval.	Note	Note.			NT
SC3-A12	A12. 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.	Note	Note.			NT
Structural Adequacy						

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-A13	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Contractor	Early Works.	Crown Building Works Certificate sighted for Early works (January 2019)	The Group DLA Construction Certificate dated January 2019 which covers the following works in relation to early works site clearance, preparatory works, bulk earthworks, some utility connections, inground infrastructure works, vegetation removal, building foundations, drainage infrastructure and construction of temporary roads, temporary car parking area and temporary fencing and site /office compound. Pursuant to the provisions of Section 6.28 (formerly Section 109R) of the Environmental Planning and Assessment Act 1979, Group DLA certified that the relevant portion of proposed building works have been designed in accordance with the technical provisions of the State's building laws and in particular, the Building Code of Australia 2016.	C
Design and Construction for Bush Fire						
SC3-A14	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of <i>Planning for Bush Fire Protection 2006</i> .	Contractor	Early Works	Bushfire Assessment Report (Newcastle Bushfire consulting 2/4/19)	The audit reviewed the report and found that it confirmed that the Water and Electricity and gas comply with the requirements of the BFP 2006.	C
Applicability of Guidelines						
SC3-A15	References in the conditions of this approval to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this approval. However, consistent with the conditions of this approval and without altering any limits or criteria in this approval, the Planning Secretary may, when issuing directions under this approval in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Contractor	Note.			NT
Monitoring and Environmental Audits						
SC3-A16	Any condition of this approval that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.	Contractor	Early Works	This environmental audit has been undertaken in accordance with the requirements of Division 9.4 of Part 9 of the EP&A Act and the DPE Independent Audit		C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
				Post Approval Requirements (June 2018)		
Access to Information						
SC3-A17	At least 48 hours before the commencement of construction until the completion of all works under this approval, or such other time as agreed by the Planning Secretary, the Proponent must:	Health Infrastructure / Contractor	Early Works	Email evidence An Internal HI email dated Tuesday, 19 February 2019 confirmed that the website is live. - Site Dairies from site possession (5/12/18) through February	The documentation below is all available. Although DPE was notified of construction commencement on the 8/2/2019, a review of site diaries from December through to February 2019, showed that construction works did not occur on site until the 23/2/19. Prior to that all works were excluded from the definition of construction in the approval.	C
SC3-A17-a	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Health Infrastructure / Contractor	Early Works	Website http://newmaidlandhospital.health.nsw.gov.au/		C
SC3-A17-a-i	(i) the documents referred to in condition A2 of this approval;	Health Infrastructure / Contractor	Early Works	Website http://newmaidlandhospital.health.nsw.gov.au/	These documents are available on the website	C
SC3-A17-a-ii	(ii) all current statutory approvals for the development;	Health Infrastructure / Contractor	Early Works	Website http://newmaidlandhospital.health.nsw.gov.au/	These documents are available on the website	C
SC3-A17-a-iii	(iii) all approved strategies, plans and programs required under the conditions of this approval;	Health Infrastructure / Contractor	Early Works	Website	The plans are available but are in a single attachment. It could be beneficial to separate these out as individual plans for ease of access. It is noted that not all plans are the current versions for E.g.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					Construction traffic management plan on the website is Rev 5 and the current version addressing RMS comments is Rev 6	
SC3-A17-a-iii	(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval;	Health Infrastructure / Contractor	Early Works	Website	Compliance reporting will be made publicly available following the first compliance report	C
SC3-A17-a-v	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this approval, or any approved plans and programs;	Health Infrastructure / Contractor	Early Works	Website, plans and records	To date no monitoring results have been provided however there is no formal monitoring required as part of the conditions. Some monitoring is being undertaken to test compliance with the management plans, it is understood that a comprehensive summary will be provided in the first six monthly compliance report.	C
SC3-A17-a-vi	(vi) a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; a complaints register, updated monthly;	Health Infrastructure / Contractor	Early Works		Project updates and summaries are available on the website. There is a contact us page on the website. There is no complaints register available on the website. It is however noted that no complaints have been received Multiplex have their own complaints register but have received no complaints	C
SC3-A17-a-vii	(vii) audit reports prepared as part of any independent environmental audit of the development and the Proponent's response to the recommendations in any audit report;	Health Infrastructure / Contractor	Early Works		Not triggered to date	NT
SC3-A17-a-viii	(viii) any other matter required by the Planning Secretary; and	Health Infrastructure / Contractor	Early Works	noted		NT
SC3-A17-b	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Health Infrastructure / Contractor	Early Works	noted		C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-A18	The Proponent must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this approval relevant to activities they carry out in respect of the development.	Contractor	Early Works	Contract documents to main subcontractor – Daracon Project Induction	Relevant requirements are included in the induction. A copy of the conditions are available as a printed copy in the induction room (sighted at audit). The location of these conditions is noted in the induction. Also included in the induction are: <ul style="list-style-type: none"> • Construction boundary • Working hours • Complaints • Traffic arrangements and access • Emergency and incident response • BC requirements • Relevant requirements of the EMP and subplans • Unexpected finds – contamination and Aboriginal heritage 	C
ADVISORY NOTES						
SC3-AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this approval removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Contractor	Note.	EPL	The site holds EPL	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						
Notification of Commencement						
SC3-B1	The Department must be notified in writing of the dates of commencement of physical work 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.	Contractor	Early Works	Letter of notification to the department	Commencement of stage 1 was made in a letter to the department on the 8/2/2019. Construction commencement date was on the 14 February 2019.	C
Certified Drawings						
SC3-B2	Prior to the commencement of construction, the Proponent 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:	Contractor	Early Works	TTW Certification (December 2018)	TTW have certified that the early works civil and stormwater design comply with the: <ul style="list-style-type: none"> • BCA 2016 (NCC) Volume 3 Part D2 - Surface and Subsurface Drainage Systems • BCA 2016 (NCC) Volume 1 Part F1.1- Stormwater drainage • BCA 2016 (NCC) Amendment 1 • AS 2890.1 - 2004 Off Street Car Parking • AS 2890.2 - 2002 Off Street Car Parking – 	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					<ul style="list-style-type: none"> Commercial Vehicle Facilities AS 3500.3 - 2015 Plumbing and Drainage - Stormwater Drainage AS 3725 - 2007 Design for installation of buried pipes AS 3600 – 2009 Concrete Structures Australian Rainfall and Runoff 1997 NSW Department of Housing Managing Urban Stormwater (Landcom Blue Book) Austroroads Pavement Design 1992 	
SC3-B2-a	(a) the relevant clauses of the BCA; and	Contractor	Early Works	Refer above	Refer above	
SC3-B2-b	(b) this approval.	Contractor	Early Works			
Biodiversity						
SC3-B3	Prior to the removal of any vegetation, a revised BAR and BOS must be submitted and approved by the Planning Secretary, addressing the vegetative buffer requirements in condition A5 of Schedule 2. The revised BAR and BOS must be prepared in accordance with the OEH's <i>Framework for Biodiversity Assessment (FBA)</i> and the <i>Biobanking Assessment Methodology 2014 (BBAM)</i> .	Health Infrastructure	Early Works	BAR and BOS	A revised BAR and BOS was not required as the vegetative buffer in Condition A5 did not require any vegetation removal. The department has noted that this condition has been satisfied in its letter dated 10/12/2018 and multiplex submitted evidence outlining the compliance to these conditions in correspondence dated 5 December 2018.	NT
SC3-B4	Within 12 months of commencement of the vegetation clearance works, unless otherwise approved by the Planning Secretary, the Proponent must submit evidence that the BOS has been implemented.	Health Infrastructure	Early Works	Preclearing surveys undertaken by Wildthing (Nov 2018) and Clearing Supervision (Wildthing February 2019)	Clearing commenced in February 2019 and therefore this has not been triggered	NT
Protection of Public Infrastructure						
SC3-B5	Before the commencement of construction, the Proponent must:	Contractor				
SC3-B5-a	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Contractor	Early Works	Emails with service providers	Consultation was undertaken with the following as evidenced by emails provided at the audit: Commencing 16 November -2018 with NBN Co regarding getting NBN to the site.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					<p>Consultation with Ausgrid regarding temporary connection for the early works was undertaken on the 20/12/2018.</p> <p>Consultation with utility providers will be ongoing as the design progresses and as Stage 2 works commence.</p>	
SC3-B5-b	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Contractor	Early Works	Dilapidation reports (Douglas partners (November 2018))	Douglas partners prepared the dilapidation report – sited report dated 9 November 2018. The report covered Metford Rd from the change of seal in front of the council depot to the north of the roundabout at Metford road and Fieldsend Street, Fieldsend Streets from the intersection with Metford road at the eastern end of the concrete traffic island to the western end of the car parking areas.	C
SC3-B5-c	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council	Contractor	Early Works	Email evidence	The above report was submitted to the MCC on the 7/1/2019 and to the DPE on the 22/1/2019. It was sent to the certifier on the 11 January 2019 as evidenced by an email on that date	C
Site Contamination						
SC3-B6	Prior to the commencement of construction, the Proponent must submit to the satisfaction of the Certifying Authority a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor verifying the relevant part of the site is suitable for the hospital land use.	Health Infrastructure / Contractor	Early Works	<p>Site Audit statement No. 0503-1612-1 dated 29 January 2018</p> <p>Email correspondence between CBRE and JBSG (Site auditors) 27/11/2018)</p> <p>Email correspondence between Group DLA (certifiers) and multiplex (29-30 November 2018)</p>	<p>The EPA accredited Site Auditor has indicated that the Section A Site Audit Statement cannot be issued prior to the commencement of construction. Rather a Section B site audits statement was issued. A Section A could not be issued as the following conditions still applied, 1. Prior to any potentially combustible materials being reused on site, a suitably qualified and experienced geotechnical engineer must certify that the materials are suitable to be reused.</p> <p>2. All of the sub-plans required under the RAP must be reviewed and accepted by site auditor prior to commencement of remediation works.</p> <p>3. A Material Tracking Plan (MTP) is required to be reviewed and accepted by a site auditor prior to commencement of any remediation or civil works.</p> <p>4. The validation report and long term environmental management plan (LTEMP) must be</p>	NC

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					<p>reviewed and accepted by a site auditor prior to occupation.</p> <p>Therefore although a Section B site audit statement has been issued this does not comply with the condition that requires a Section Site audit statement.</p> <p>It was also noted that the above information was provided to Group DLA the Project's certifier and Group DLA agreed that the Section B site audit statement with clarifications was suitable to be able to satisfy the requirements of the Crown Certificate, but that the condition should be amended at a later date.</p>	
Unexpected Contamination Procedure						
SC3-B7	Prior to the commencement of earthworks, the Proponent must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B11 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	Contractor	Early Works	Contaminated Land Management Plan (CLMP)	A unexpected contamination procedure has been prepared as part of the CEMP. A contaminated land management plan has been prepared and Appendix 1 of this plan includes an unexpected finds procedure. There have been no unexpected finds of contaminated materials to date	C
Utilities and Services						
SC3-B8	Before the construction of any utility works associated with the development, the Proponent must obtain relevant approvals from service providers.	Contractor	Early Works	Email correspondence	Consultation with Ausgrid regarding temporary connection for the early works was undertaken on the 20/12/2018.	C
Community Communication Strategy						
SC3-B9	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Proponent, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Health Infrastructure	Early Works	Community communications strategy (March 2019)		C
SC3-B9-a	(a) identify people to be consulted during the design and construction phases;	Health Infrastructure	Early Works	CCS Section 2	CCS Section 2 identifies stakeholders	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B9-b	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Health Infrastructure	Early Works	CCS Section 3	CCS Section 3 identifies communication tools	C
SC3-B9-c	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Health Infrastructure	Early Works	CCS Section 3	CCS Section 3 provides for forums or reference groups	C
SC3-B9-d	(d) set out procedures and mechanisms:	Health Infrastructure	Early Works			
SC3-B9-d-i	(i) through which the community can discuss or provide feedback to the Proponent;	Health Infrastructure	Early Works	CCS Section 3	CCS Section 3 identifies feedback mechanisms	C
SC3-B9-d-ii	(ii) through which the Proponent will respond to enquiries or feedback from the community; and	Health Infrastructure	Early Works	CCS Section 4.2	CCS Section 4.2 broadly outlines that a system will be developed to record and respond to issues /enquiries	C
SC3-B9-d-iii	(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Health Infrastructure	Early Works	CCS Section 4.2	CCS Section 4.2 broadly outlines that a system will be developed to record and respond to issues /enquiries	C
SC3-B9-e	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	Health Infrastructure	Early Works	Email evidence between DPE and Ethos Urban	The community consultation strategy (CCS) was sent to the planning secretary on the 7 January 2019 by Ethos Urban on behalf of HI. The revised CCS was submitted to the department on the 27 March 2019 and was accepted as satisfying the requirements.	C
SC3-B9-f	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Health Infrastructure	Note.	Refer to above		C
Outdoor Lighting						
SC3-B10	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1 :2005 Lighting for roads and public spaces — Pedestrian area (Category P) lighting — Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor	Contractor	Early Works	Design statement - JHA Consulting Engineers Pty Ltd (15/11/2018)	A design statement dated 15/11/2018 notes that all outdoor lighting complies with 1158.3.1 :2005 Lighting for roads and public spaces — Pedestrian area (Category P) lighting — Performance and design	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
	lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.			CCA1 rev A	requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. These details were submitted to the certifying on the 11 January - group DLA and formed part of Crown Certificate 1A (CC1A) rev A issued on the 18/1/2019	
Construction Environmental Management Plan						
SC3-B11	Prior to commencement of construction, the Proponent must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	Contractor	Early Works	CEMP prepared by Multiplex Constructions (Rev 5 – 28 February 2019)		C
SC3-B11-a	(a) details of:	Contractor	Early Works			
SC3-B11-a-i	(i) hours of work;	Contractor	Early Works	CEMP	Hours of work outlined within Section 13.1.2 of the CEMP and detailed within CNVM sub-plan (Appendix 8 of CEMP)	C
SC3-B11-a-ii	(ii) 24-hour contact details of site manager;	Contractor	Early Works	CEMP Section 1.1	Contact details for Site Manager detailed in Section 1.1 of Project Incident Response Management sub-plan (Appendix 14 of CEMP)	C
SC3-B11-a-iii	(iii) management of dust and odour to protect the amenity of the neighbourhood;	Contractor	Early Works	Section 13.2 of CEMP	Dust and Air Quality Management sub-plan (Section 13.2 of CEMP)	C
SC3-B11-a-iv	(iv) stormwater control and discharge;	Contractor	Early Works	Section 13.3 of CEMP	Soil and Water Management sub-plan (Section 13.3 of CEMP)	C
SC3-B11-a-v	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Contractor	Early Works	Section 13.3 of CEMP	Soil and Water Management sub-plan (Section 13.3 of CEMP)	C
SC3-B11-a-vi	(vi) groundwater management plan including measures to prevent groundwater contamination;	Contractor	Early Works	Section 13.3 of CEMP	Soil and Water Management sub-plan (Section 13.3 of CEMP)	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B11-a-vii	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Contractor	Early Works	CEMP	This is not included in the CEMP, although it is noted that there is limited lighting for the early works (site sheds only).	NC
SC3-B11-a-viii	(viii) community consultation and complaints handling;	Contractor	Early Works	CEMP Chapter 4	Communication and consultation outlined in Chapter 4 of the CEMP and within Stakeholder and Communications Management Plan (Multiplex, 16 January 2019)	C
SC3-B11-b	(b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition B13);	Contractor	Early Works	CEMP Appendix 13	Appendix 13 of CEMP (Construction Traffic and Pedestrian Management sub-plan)	C
SC3-B11-c	(c) Construction Noise and Vibration Management Sub-Plan (see Condition B14);	Contractor	Early Works	CEMP Appendix 8	Appendix 8 of CEMP (Construction Noise and Vibration Management sub-plan) Prepared by Acoustic Logic (Version 1 dated 6 December 2018)	C
SC3-B11-d	(d) Construction Waste Management Sub-Plan (see Condition B15);	Contractor	Early Works	CEMP Section 13.6	Section 13.6 of CEMP (Construction Waste Management sub-plan)	C
SC3-B11-e	(e) Construction Soil and Water Management Sub-Plan (see Condition B16);	Contractor	Early Works	CEMP Appendix 9	Appendix 9 of CEMP (Construction Soil and Water Management sub-plan) Prepared by GHD (dated January 2019)	C
SC3-B11-f	(f) Aboriginal Cultural Heritage Management Sub-Plan (see Condition B17);	Contractor	Early Works	CEMP Appendix 11	Appendix 11 of CEMP (Aboriginal Cultural Heritage Management sub-plan) Prepared by Archaeological Management And Consulting Group & Streat Archaeological Services (Version 2 dated November 2018)	C
SC3-B11-g	(g) Biodiversity Management Sub-Plan (see Condition B18);	Contractor	Early Works	CEMP Appendix 12	Appendix 12 of CEMP (Biodiversity Management sub-plan) Prepared by Wildthing Environmental Consultants (dated 18 December 2018)	C
SC3-B11-h	(h) an unexpected finds protocol for contamination and associated communications procedure;	Contractor	Early Works	CEMP Appendix 6	Appendix 6 of CEMP (Unexpected finds protocol (contaminated material))	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B11-i	(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Contractor	Early Works	CEMP Appendix 7	Appendix 7 of CEMP (Unexpected finds protocol (Aboriginal heritage))	C
SC3-B11-j	(j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	Contractor	Early Works	CEMP Appendix 10	Appendix 10 of CEMP (Contamination Management Plan (Revision 1 dated 12 December 2018) prepared by Multiplex)	C
SC3-B12	The Proponent must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Contractor	Note.	Email notification	The CEMP was approved by the certifying body on 18/1/2019. And sent to the DPE on the 22 January 2019	C
SC3-B13	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Contractor	Early Works		Appendix 13 of CEMP (Construction Traffic and Pedestrian Management sub-plan)	C
SC3-B13-a	(a) be prepared by a suitably qualified and experienced person(s);	Contractor	Early Works	Prepared by Multiplex & D Services (dated 6 December 2019) vers 5	It is noted that the version on the website is version 5 and that the most up to date version of the CTPMSP is vers 6.	C
SC3-B13-b	(b) be prepared in consultation with Council, RMS and TfNSW;	Contractor	Early Works	Email evidence Diary Entry	Consultation has been extensive in the preparation of the CTPMSP. Maitland City Council consultation was undertaken on the 27 November 2018 with some revisions undertaken and MCC approving plans on the 7 December 2018. Consultation was also undertaken with RMS – email evidence dated 12 December 2018, 13 January 2019 with comments on the plan A review of a diary entry dated the 12 December 2018 indicated that the Multiplex project Engineer undertook consultation with TfNSW over the phone and TfNSW indicated that only RMS required to be consulted.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B13-c	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	Contractor	Early Works	CTPMSP Section 12	Section 12 of CTPMSP details mitigation measures	C
SC3-B13-d	(d) detail heavy vehicle routes, access and parking arrangements;	Contractor	Early Works	Appendix 1, 2, 3 and 4 of the CTPMSP detail proposed vehicle movements, site access and parking arrangements		C
SC3-B13-e	(e) include a Driver Code of Conduct to:	Contractor	Early Works	CTPMSP	The CTPMSP does not include a specific Driver code of conduct, However Points (e) ii and (e) iv are covered by Section 7 vehicle Movement Procedure Some driver instruction is also included in the delivery driver instructions, a document that sites outside of this plan.	NC
SC3-B13-e-i	(i) minimise the impacts of earthworks and construction on the local and regional road network;	Contractor	Early Works	refer to SC3-B13-e above	refer to SC3-B13-e above	
SC3-B13-e-ii	(ii) minimise conflicts with other road users;	Contractor	Early Works	refer to SC3-B13-e above	refer to SC3-B13-e above	
SC3-B13-e-iii	(iii) minimise road traffic noise; and	Contractor	Early Works	refer to SC3-B13-e above	refer to SC3-B13-e above	
SC3-B13-e-iv	(iv) ensure truck drivers use specified routes;	Contractor	Early Works	refer to SC3-B13-e above	refer to SC3-B13-e above	
SC3-B13-f	(f) include a program to monitor the effectiveness of these measures; and	Contractor	Early Works	CTPMSP	Section 11 and 12 the CTPMSP	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B13-g	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Contractor	Early Works	Undertaken via the construction management plan	Included in Section 4.8 CMP	C
SC3-B14	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:	Contractor	Early Works	Appendix 8 of CEMP (Construction Noise and Vibration Management sub-plan)		
SC3-B14-a	(a) be prepared by a suitably qualified and experienced noise expert;	Contractor	Early Works	Appendix 8 of CEMP (Construction Noise and Vibration Management sub-plan)	Prepared by Acoustic Logic (Version 1 dated 6 December 2018)	C
SC3-B14-b	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	Contractor	Early Works	Appendix 8 of CEMP (Construction Noise and Vibration Management sub-plan)	The plan identifies that the construction noise management level will be exceeded and notes strategies to manage the exceedance.	C
SC3-B14-c	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Contractor	Early Works	Appendix 8 of CEMP (Construction Noise and Vibration Management sub-plan)	It is noted that the CVNMP has the incorrect time for rock breaking activities (the plan includes 8-5 mon-Friday and 8-1 on Saturdays.). This does not comply with the condition SC3-C6. It is noted that main earthworks contractor Daracon have the correct rock breaking period in their plans	C
SC3-B14-d	(d) include strategies that have been developed with the community, including all noise sensitive receivers where construction noise levels are predicted to exceed the noise management level, for managing high noise generating works;	Contractor	Early Works	Community interaction and consultation processes are outlined in Section 8.1 of CNVMSP.	A letter was sent on the 30/11/2018 to the affected community. The letter included a description of broad strategies to manage construction impacts including working hours and invited the community to respond with queries or issues. The area for the consultation regarding noise and other impacts was developed by CBRE/ HI and was based on the Construction Noise Contour Maps included in Wood and Grieve Eng's Noise and Vibration Assessment for Stage 1) for areas/residences forecast to experience construction noise levels between 65 and 70db during works.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B14-e	(e) describe the community consultation undertaken to develop the strategies in condition B14(d);	Contractor	Early Works	Section 8.1 of CNVMSP	Community interaction and consultation processes are outlined in Section 8.1 of CNVMSP Aside from the letter above no other consultation was undertaken to develop noise management strategies. This is deemed to be satisfactory for this stage of works. I would be expected that further consultation would be undertaken in developing strategies for stage 2 of the works.	C
SC3-B14-f	(f) include a complaints management system that would be implemented for the duration of the construction.	Contractor	Early Works	Section 8.2 of CNVMSP	Complaints management detailed in Section 8.2 of CNVMSP	C
SC3-B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Contractor	Early Works	Section 13.6 of the CEMP	CWMSP provided in Section 13.6 of the CEMP	C
SC3-B15-a	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Contractor	Early Works	Section 13.6.4 of the CEMP (under the CWMSP) details the waste streams and proposed recycling, re-use and disposal methods for early works	The condition is deemed to be met given the stage of works. Stage 1 works CWMSP outlines that a target that 80% of demolition and construction waste would be recycled	C
SC3-B15-b	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Contractor	Early Works	CWMSP	Section 13.6.2 of CEMP (under the CWMSP) outlines a management strategies for the removal of hazardous waste	C
SC3-B16	The Construction Soil and Water Management Plan (CSWMP) must address, but not be limited to the following:	Contractor	Early Works	CSWMP	Appendix 9 of CEMP (Construction Soil and Water Management sub-plan)	C
SC3-B16-a	(a) be prepared by a suitably qualified expert, in consultation with Council;	Contractor	Early Works	CSWMP	CSWMP was prepared by GHD. The plan was sent to council on the 20 December 2018 as evidenced by an email to the Maitland City Council (MCC) manager of engineering. A response from council was received on the same day stating that council would provide a response following the holiday period after the 1 January 2019.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					The current revision of the CSWMSP is dated January 2019)	
SC3-B16-b	(b) describe all erosion and sediment controls to be implemented during construction;	Contractor	Early Works	Section 4.2 of CSWMSP details the erosion and sediment control strategy and plans. Site visit Site inspection checklists	Daracon have been progressively updating the ESCP in line with comment raised by GHD who have been undertaking fortnightly inspections. The audit reviewed two inspections undertaken by GHD on the 19.2.19 and 15.3.19. The inspection results are emailed to the site supervisor (Multiplex) and Daracon (earthworks contractor). Email evidence on the same day was provided. Actions raised in the GHD site inspections are reviewed and closed out in the weekly site inspections. The audit reviewed the inspection Work, health, safety and environment (WHSE) internal checklist on the 30/4/19. A couple of issues were raised, evidence of close out was shown in photos sent back to the CBRE on the 6 th May. The audit also reviewed inspections for the month of April including on the 3/4, 9/4, and 16/4/19, providing evidence that inspections are regularly occurring.	C
SC3-B16-c	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Contractor	Early Works	Appendix A CSWMP	Erosion and sediment control plan provided in Appendix A of the CSWMSP (prepared by Taylor Thomson Whitting (19 December 2019))	C
SC3-B16-d	(d) detail all off-Site flows from the Site; and	Contractor	Early Works	Appendix A CSWMP Daracon ESCP Site Inspection	As above (erosion and sediment control plan)	C
SC3-B16-e	(e) 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).	Contractor	Early Works	Section 4.2 of CSWMSP	Section 4.2 of CSWMSP details the erosion and sediment control strategy and plans for stormwater and flood flows. Measures shown graphically in erosion and sediment control plan (Appendix A of CSWMSP)	C
SC3-B17	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:	Contractor	Early Works	Appendix 11 of CEMP	Appendix 11 of CEMP (Aboriginal Cultural Heritage Management sub-plan)	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3- B17- a	(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	Contractor	Early Works	Appendix 11 of CEMP	Prepared by Archaeological Management And Consulting Group & Streat Archaeological Services (Version 2 dated November 2018). ACHMSP was prepared in consultation with the relevant RAPs (refer to Executive Summary of ACHMSP).	C
SC3- B17- b	(b) be submitted to the Planning Secretary prior to construction of any part of the development;	Contractor	Early Works	Email evidence.	The CEMP and all sub plans were submitted to the DPE on 22 January 2019.	C
SC3- B17- c	(c) measures to locate, document and salvage the previously identified artefact;	Contractor	Early Works	Appendix 11 of CEMP	Section 5.0 of the ACHMSP details a plan of action to record and recover artefact(s)	C
SC3- B17- d	(d) procedures to ensure all works are to immediately cease if unexpected archaeological artefacts are found on-site during any stage of the works and appropriate procedures for notification and recommencing works;	Contractor	Early Works	Appendix 11 of CEMP	Section 5.2 of the ACHMSP details recommendations (management measures) if an unexpected artefacts are found. Unexpected finds protocol for Aboriginal heritage is contained within Appendix 7 of the CEMP	C
SC3- B17- e	(e) protocols for the salvage required for the project and also for the long term management of any areas of cultural or archaeological significance, within the project boundaries, but not subject to salvage excavations;	Contractor	Early Works	Appendix 11 of CEMP	Section 5.0 of the ACHMSP details a plan of action to record and recover artefact(s) (including management)	C
SC3- B17- f	(f) a requirement for all salvage works to be carried out under supervision of a qualified archaeologist and representatives of the Registered Aboriginal Parties (RAPs) for the project; and	Contractor	Early Works	Appendix 11 of CEMP	Section 5.2 of the ACHMSP details recommendations (management measures) if an unexpected artefacts are found	C
SC3- B17- g	(g) a requirement for preparation of a final report outlining the results of any salvage work undertaken, which must be prepared in consultation with the project RAPs and should include all comments provided by the project RAPs regarding the salvage process and any long term management of Aboriginal objects.	Contractor	Early Works	Appendix 11 of CEMP	ACHMSP was prepared in consultation with the relevant RAPs (refer to Executive Summary of ACHMSP). Section 5.3.1 of sub-plan outlines the measures to locate, document and salvage the artefact	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B18	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:	Contractor	Early Works	Appendix 12 of CEMP	Appendix 12 of CEMP (Biodiversity Management sub-plan)	C
SC3-B18-a	(a) be prepared by a suitably qualified and experienced ecologist;	Contractor	Early Works	Prepared by Wildthing Environmental Consultants (dated 18 December 2018)		C
SC3-B18-b	(b) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities;	Contractor	Early Works	Section 2.0 of BMSP outlines management actions in regards to pre-clearing surveys	In accordance with the clearing protocol in the BMP a qualified ecologist was onsite during the clearing operations.	C
SC3-B18-c	(c) clearing protocol;	Contractor	Early Works	Section 2.0 of BMSP outlines management actions in regards to pre-clearing surveys and protocol	Clearing protocol requires a preclearing survey to identify vegetation with the potential to provide habitat for fauna. This survey was undertaken on 30/11/18, 5/12/18 17/12/18 9/01/18 Habitat areas and fauna habitat were flagged on site and cleared after all other non-habitat areas were cleared. An ecologist was onsite during habitat clearing on the 8 March 2019 as evidenced by the clearing supervision letter form Wildthing (March 2019) .	C
SC3-B18-d	(d) measures to minimise the loss of key fauna habitat, including tree hollows;	Contractor	Early Works	Section 2.0 of BMSP outlines management actions in regards to nest box programs and pre-clearing surveys	Wildthing were engaged to mark all habitat trees and the report issued in January 2019 showed evidence that they were on site on the 30/11/18, 5/12/18 17/12/18 9/01/18 tagging HBTs and other habitat features.	C
SC3-B18-e	(e) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing;	Contractor	Early Works	As above (Section 2.0 of BMSP)	Just prior to clearing of habitat trees preclearance surveys were undertaken by Wildthing of Hollow bearing trees (HBT) to check for the presence of nesting or roosting fauna. Accordingly, Stag watching and Anabat surveys were undertaken prior to clearing on the 21/2/19 and 26/2/19. No fauna was recorded as using the HBTS.	C
SC3-B18-f	(f) controlling weeds and feral pests;	Contractor	Early Works	As above (Section 2.0 of BMSP)	The site inspection undertaken for this audit did not note any weeds on site.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
				Site inspection Inspection records	The site inspection checklist should include a requirement for checking presence of weeds on site.	
SC3-B18-g	(g) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and	Contractor	Early Works	As above (Section 2.0 of BMSP) Site inspection	Barriers were present on site (noted during the site inspection) and marked on the plan that is presented in the induction which clearly shows the works zone and the tree protection zone. This was evidenced by viewing the induction pack Rev 3.	C
SC3-B18-h	(h) a program to monitor the effectiveness of the measures in the BMSP.	Contractor	Early Works	Section 3.0 of BMSP outlines monitoring and reporting requirements for the effectiveness of the sub-plan	It is noted that the early works BMP has includes monitoring of rehabilitated areas, however there are no rehabilitation works being undertaken in Stage 1	C
Construction Parking						
SC3-B19	Prior to the commencement of construction, the Proponent must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Contractor	At all times.	Site visit	Parking is available for construction staff. There was no evidence of use of the public and residential streets or public parking facilities	C
Construction and Demolition Waste Management						
SC3-B20	The Proponent must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Contractor	Early Works	The construction traffic and pedestrian management plan was prepared in consultation with RMS. Appendix 4 of the Construction traffic and pedestrian management plan includes the truck routes for waste.	Email evidence that the waste transport route was provided to RMS in the email dated 14/1/2019.	C
Compliance Reporting						

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B21	<p>No later than two weeks before the date notified for 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. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Proponent 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 at least seven days before this is done.</p>	Health Infrastructure / Contractor	At all times.	<p>Email evidence</p> <p>Site Diary Notes December 2018 – February 2019</p> <p>Compliance monitoring and reporting program vers 1 and subsequent revisions</p>	<p>CBRE via HI notified the Department of construction commencement on the 8/2/2019, sighted email dated 8/2/19 to CBRE HI and the department.</p> <p>A review of the site diary notes from December 2018 through to February 2019, shows that works defined as construction in accordance with the consent did not commence on site until the 23/2/2019.</p> <p>Version 1 of the compliance program was submitted on the 7 January 2019 as per the correspondence from the Dept planning acknowledging receipt of the report in the letter from the department (undated) but emailed to Multiplex on the 17 January 2019.</p> <p>The audit reviewed the updated version of the compliance program to check that it satisfied the department comments specifically:</p> <p>Table 2: pre compliance was changed to pre-construction</p> <p>All staff use a Smartek card that records all staff entering the site. The gate does allow staff to enter the site prior to 7am (normal working hours).</p> <p>An updated version of the compliance report was submitted on the 24 January 2019. A letter from the department on the 24 January 2019 (same day) noted that the report generally satisfied the condition.</p>	C
Independent Environmental Audit						
SC3-B22	<p>No later than two weeks before the date notified for the commencement of construction, 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.</p>	Contractor	At all times.	Email evidence	<p>CBRE via HI notified the Department of construction commencement on the 8/2/2019.</p> <p>The audit program was submitted to the department on the 7 January 2019.</p>	C
SC3-B23	<p>Independent Audits of the development must be carried out in accordance with:</p>	Contractor	At all times.			C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-B23-a	(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition B22 of this approval; and	Contractor	At all times.	Audit program Email evidence	The audit program was submitted to the department on the 7 January 2019.	C
SC3-B23-b	(b) the requirements for an Independent Audit Methodology and independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Contractor	At all times.	Independent Audit Post Approval Requirements (Department 2018).	This audit	C
SC3-B23	In accordance with the specific requirements in the independent Audit Post Approval Requirements (Department 2018), the Proponent must:	Contractor	At all times.			C
SC3-B23-a	(a) review and respond to each Independent Audit Report prepared under condition B23 of this approval;	Contractor	At all times.	Email and draft responses	Multiplex, CBRE and HI began working on draft responses as soon as the findings were issued.	C
SC3-B23-b	(b) submit the response to the Department and the Certifying Authority; and	Contractor	At all times.		It is understood that this audit report will be submitted within the required timeframe.	NT
SC3-B23-c	(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.	Contractor	At all times.			NT
<u>PART C DURING CONSTRUCTION</u>						
Approved Plans to be On-site						
SC3-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.	Contractor	Early Works	Site inspection	Plans are located in the site office as are Conditions of Approval etc.	C
Site Notice			Early Works			
SC3-C2	A site notice(s):	Contractor	Early Works			C
SC3-C2-a	(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Contractor	Early Works	Site inspection		C
SC3-C2-b	(b) is to satisfy all but not be limited to, the following requirements:	Contractor	Early Works	Site inspection		C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C2-b-i	(i) 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;	Contractor	Early Works	Site inspection		C
SC3-C2-b-ii	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Contractor	Early Works	Site inspection		C
SC3-C2-b-iii	(iii) 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	Contractor	Early Works	Site inspection		C
SC3-C2-b-iv	(iv) 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.	Contractor	Early Works	Site inspection		C
Operation of Plant and Equipment			Early Works			
SC3-C3	All plant and equipment used on site, or to monitor the performance of the development must be:	Contractor	Early Works			C
SC3-C3-a	a) maintained in a proper and efficient condition; and	Contractor	Early Works	Site visit Project records	Mobile plant inspection records were reviewed for the 13-15 th May 2019 and found that where defects were noted they were promptly repaired.	C
SC3-C3-b	b) operated in a proper and efficient manner.	Contractor	Early Works	Site visit Project records	Mobile plant inspection records were reviewed for the 13-15 th May 2019 and found that where defects were noted they were promptly repaired.	C
Construction Hours		Contractor				

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Contractor	Early Works.			C
SC3-C4-a	(a) between 7am and 6pm, Mondays to Fridays inclusive; and	Contractor	Early Works	Site induction Smartek system Daily prestart records	toolbox There are a number of mechanisms in place to ensure working hours are adhered to. Including site induction; A time lapse camera is on site to any activity on the site. Daily prestart toolbox occurs from 7-710 daily and not work occurs prior to this time Security at gate records entry of vehicles either through a Smartek card system or for visitor/delivery vehicles physically noting rego number and time and date.	C
SC3-C4-b	(b) between 8am and 1pm, Saturdays.	Contractor	Early Works	As above	As above	C
SC3-C4-c	No work may be carried out on Sundays or public holidays.	Contractor	Early Works	As above	As above	C
SC3-C5	Activities may be undertaken outside of the hours in Condition C4 if required:	Contractor	Noted.	NA to date		NT
SC3-C5-a	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Contractor	Noted.			NT
SC3-C5-b	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Contractor	Noted.			NT
SC3-C5-c	(c) where works are inaudible at the nearest sensitive receivers; or	Contractor	Noted.			NT
SC3-C5-d	(d) where a variation is approved in advance in writing by the Secretary or her nominee and sufficient justification is provided for the works.	Contractor	Noted.			NT

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C5-e	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Contractor	Early Works			NT
SC3-C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 6pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Contractor	Early Works	Conditions of Consent CEMP	All staff receive the conditions of consent in the sub contactors pack. Sighted email to Daracon with the conditions on 14 th Feb 2019. Only rock breaking has occurred and this has been undertaken in the required hours. Daracon have included this requirement in their own CEMP.	C
Implementation of Management Plans						
SC3-C7	The Proponent must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Contractor	Early Works	CEMP Sub plans Ste inspection Inspection records	The works are being undertaken in accordance the requirements of the CEMP and sub plans	C
Construction Traffic						
SC3-C8	All construction vehicles (excluding worker 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.	Contractor	Early Works	Site inspection Induction - COA	There was no evidence of construction vehicles being outside of the site.	C
Road Occupancy Licence						
SC3-C9	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Contractor	Early Works	NA at this stage		NT
SafeWork Requirements						
SC3-C10	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.	Contractor	Early Works	Site inspection	Site is secure and fenced. Security at the gate and CCTV	C
Hoarding Requirements						

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C11	The following hoarding requirements must be complied with:	Contractor	Early Works		All site boundaries are fences; not hoarding	C
SC3-C11-a	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	Contractor	Early Works	Site inspection	No advertising is on the fencing	C
SC3-C11-b	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	Contractor	Early Works	Site inspection	No graffiti was noted during the site inspection	C
SC3-C11-c	(c) the Proponent must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Contractor	Noted.	NA		NT
No Obstruction of Public Way						
SC3-C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, unless there is prior approval from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Contractor	Early Works	Site inspection	No obstructions were noted during the site inspection (refer photos in Appendix F)	C
Construction Noise Limits						
SC3-C13	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Contractor	Early Works	CVNMP Inspection checklist Equipment prestart checks	Construction Noise and Vibration Management Plan has been prepared that sets the noise management levels. There have been no complaints regarding noise. It is noted that the CVMP identifies that a number of activities will exceed the construction noise management levels	C
SC3-C14	The Proponent must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under Condition C4.	Contractor	Early Works	Pre-start meetings toolboxes Project records Induction	Smartek system that allows staff to enter the site prior to 7. But does include a date and log of time of plant entering the system. Security log vehicle movements. Prestart meetings occur at around 7 – 7.10 as per a review of the meetings on 6/5/, 7/5/ 8/5/ 9/5/10/5, showing that physical works are not occurring prior to 7am.	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C15	The Proponent 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.	Contractor	Early Works	Site inspection CNVMP	The use of broad band reversing alarms are used wherever possible and practical.	C
SC3-C16	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Contractor	Early Works	Noted	No noise complaints have been received to date.	C
Vibration Criteria						
SC3-C17	Vibration caused by construction at any residence or structure outside the site must be limited to:	Contractor	Early Works			
SC3-C17-a	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	Contractor	Early Works	Site plans CEMP	No building that would be affected by vibration is in the vicinity of the works	C
SC3-C17-b	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Contractor	Early Works	Site Plans CEMP	No building that would be affected by vibration is in the vicinity of the works	C
SC3-C18	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 C17.	Contractor	Early Works	NA all works are greater than 30m from residences		NT
SC3-C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this approval.	Contractor	Noted.			NT
Tree Protection						
SC3-C20	For the duration of the construction works:	Contractor	Early Works			C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C20-a	(a) all trees on the site that are not approved for removal must be suitably protected during construction; and	Contractor	Early Works	Site visit Inspection checklist	Fencing in place	C
SC3-C20-b	(b) if access to the area within any protective barrier is required to undertake the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Contractor	Early Works	Site visit Inspection checklist	The site inspection undertaken for the audit did not note any works within the protective barriers. The audit reviewed the inspection Work, health, safety and environment (WHSE) internal checklist for the 3/4, 9/4, 16/4/19, 30/4/19. None of these inspection checks indicated that works were being undertaken outside of the approved boundary.	C
Dust Minimisation						
SC3-C21	The Proponent must take all reasonable steps to minimise dust generated during all works authorised by this approval.	Contractor	Early Works	Dust monitoring records Site inspection	The site inspection found that exposed surfaces are compacted. There was no evidence (i.e. dust on vegetation/fencing) to suggest that dust has been a problem on the site. VGT are engaged to install dust gauges onsite. The records for dust between the dates of 18/04/19 and 26/04/19 were reviewed at the audit showing no records of above 4g/m ² /month. The highest reading for insoluble solids was 3.4g m ² /month, and on the site boundary the record for this period was 2.2g m ² /month.	C
SC3-C22	During construction, the Proponent must ensure that:	Contractor	Early Works			C
SC3-C22-a	(a) exposed surfaces and stockpiles are suppressed by regular watering;	Contractor	Early Works	Site inspection Induction records Water cart onsite	Included in the induction, noted on site during inspection	C
SC3-C22-b	(b) all trucks entering or leaving the site with loads have their loads covered;	Contractor	Early Works	Daracon EMP CEMP	This requirement is included in CEMP the Daracon EMP	C
SC3-C22-c	(c) trucks associated with the development do not track dirt onto the public road network;	Contractor	Early Works	Site visit	There is a wheel wash onsite	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C22-d	(d) public roads used by these trucks are kept clean; and	Contractor	Early Works	Site visit	There is a wheel wash onsite; Sweepers have been used as required	C
SC3-C22-e	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Contractor	Early Works	Site visit	The site visit noted that all surfaces were compacted and ready for the next stage of works. No area outside of the early works are had been disturbed.	C
Erosion and Sediment Control						
SC3-C23	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.	Contractor	Early Works	ESCP Site visit Inspection checklist	ESCP have been prepared and checked during weekly documented site inspections. The audit reviewed the WHSE inspection checklists for the 3/4, 9/4, 16/4/19, and 30/4/19. Maintenance issues were being raised on the checklist and evidence provided that these are being closed out. It is also noted that good practise erosion and sediment control issues were being noted on the internal inspection checklist. The ESCP has been progressively updated with the current revision being 1/4/2019. The Site visit for this audit noted all measures in place and maintained in very good order.	C
Imported Soil						
SC3-C24	The Proponent must:	Contractor	Early Works			
SC3-C24-a	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Contractor	Early Works	VENM Certificates	VENM certificates are provided by Coffey – certificates 7 July 2016 for Buttai Quarry and VENM from Seaham Quarry certified by Boral on 26 Feb 2019. The approval in writing from the EPA is the included in the ENM and VENM conditions in the EPL variation 4 March 2019. EPL No 21199	C
SC3-C24-b	(b) keep accurate records of the volume and type of fill to be used; and	Contractor	Early Works	Material tracking record	Daracon have a materials tracking record tracking cut and fill across the site as well as imported fill. Record sighted with entries from 25/2/19 to 3/5/19. The	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
					updated tracking record is submitted weekly to Multiplex.	
SC3-C24-c	(c) make these records available to the Department or Certifying Authority upon request.	Contractor	Early Works			NT
Disposal of Seepage and Stormwater						
SC3-C25	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 EPA in accordance with the Protection of the Environment Operations Act 1997.	Contractor	Early Works	SWMP procedure	dewatering A dewatering procedure outlines correct requirements and does not allow this	C
Unexpected Finds Protocol – Aboriginal Heritage						
SC3-C26	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 Proponent 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.	Contractor	Early Works	NA		NT
Unexpected Finds Protocol – Historic Heritage						
SC3-C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Contractor	Early Works	NA		NT
Waste Storage and Processing						
SC3-C28	Waste 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.	Contractor	Early Works	Site visit	Very little waste noted on site. The site was very well organised and neat and tidy. All waste /materials were stored appropriately (refer photos in Appendix F)	C

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3-C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Contractor	Early Works	dial a dump monthly reports	Only office waste has left the site. A waste register is maintained via the dial a dump monthly reports. A review of the April 2019 report was undertaken at the audit showing that only general waste and paper and cardboard had been removed from the site.	C
SC3-C30	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Contractor	Early Works	Induction COA on site	This is a requirement for all vehicles.	C
SC3-C31	The Proponent must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Contractor	Early Works	Site visit	Only the chute of trucks are permitted to wash out on site – checked during site visit	C
Incident Notification, Reporting and Response						
SC3-C32	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Proponent becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Contractor	Early Works	No incidents to date		NT
Non-Compliance Notification						
SC3-C33	The Department must be notified in writing to compliances_planning.nsw.gov.au within seven days after the Proponent 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 approval that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Contractor	Early Works	No non-compliances have been raised to date. Non-compliances raised in this audit would be reported accordingly		NT
Revision of Strategies, Plans and Programs			Noted.			
SC3-C34	C34. Within three months of:	Contractor	Noted.			

ID	Compliance Requirement	Responsibility	Phase of Development – Stage 1 (Early Works) or Stage 2 (Main Works)	Evidence to Assess and Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance
SC3- C34- a	(a) the submission of a compliance report under condition B21;	Contractor		Noted.		NT
SC3- C34- b	(b) the submission of an incident report under condition C32;	Contractor		Noted.		NT
SC3- C34- c	(c) the submission of an Independent Audit under condition B22;	Contractor		Noted.		NT
SC3- C34- d	(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this approval must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Contractor		Noted.		NT
SC3- C35	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 ' approval must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.	Contractor		Noted.		NT

APPENDIX B PLANNING SECRETARY AUDIT TEAM AGREEMENT AND AUDITOR CV



Planning & Environment

Rachel Mitchell
Planning Advisor
Health Infrastructure
Level 14, 77 Pacific Highway
North Sydney NSW 2060

Contact: Joel Curran
Phone: 02 4904 2702
Email: joel.curran@planning.nsw.gov.au
compliance@planning.nsw.gov.au

Our Ref: SSI 9022 #16904

Dear Ms Mitchell

Agreement of Independent Auditor New Maitland Hospital (SSI 9022)

Reference is made to a submission, dated 3 April 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability of qualified, experienced and independent audit team to undertake independent audits of the New Maitland Hospital.

In accordance with Schedule 3, Part B, Condition B23 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following audit team:


- Natascha Arens – Lead Auditor (NGH Environmental Pty Ltd).

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

If you have any questions, please contact Joel Curran on the details listed above.

Yours sincerely



15/4/19.

Leah Cook
Team Leader - Compliance
As nominee of the Secretary

Natascha Arens

B. App. Sc., M.B. & Env. Mgt.
Director – Sydney Office

KEY PROJECTS

Pacific Highway Environment Manager.

- (2009 – Current) Natascha currently provides Environment Manager services to several operational projects on the Pacific Highway, including:
 - Brunswick to Yelgun
 - Karuah to Bulahdelah
 - Bonville Bypass
- The role includes quarterly auditing, provision of advice and annual reporting.

RMS Audit panel

- Natascha has been a lead environmental auditor on the RMS audit panel for over ten years. Some examples of Road construction audits include:
 - Mulgoa Rd – Penrith (2019)
 - Campbelltown Road Upgrade (2018)
 - M1- Weakleys Drive (2018)
 - Wentworth Ave East (2018)
 - Narellan Rd (2017)
 - Showground Road (2017)
 - Nambucca Heads to Urunga (2016)
 - Northconnex (2016)
 - Oxley Highway to Kundabung (2016)
 - Woolgoolga to Halfway Creek (2015)
 - Ballina Bypass - Pimlico to Teven (2014)
 - Tintenbar to Ewingsdale (2014)
 - Hunter Expressway (2011, 2012, 2013)
 - Kempsey Bypass (2011)
 - Third Hunter Crossing (2010)
 - John Renshaw Drive (2009)
- Other environmental audits have included:
 - DPE Approved independent Auditor (AIA) Chau Chak Wing Museum (2018-2019)
 - DPE AIA New Maitland Hospital (2019)
 - DoP approved auditor for post construction compliance on the Bangor Bypass (2009)
 - DoP post compliance auditor -Albury Bypass (2009)
 - EMS audit for IP Australia (2016)
 - EMS audit for Xtsrata coal (2009)
 - EMS audit Brother Australia (2013, 2014,2015)
 - Port Waratah Coal Noise Management Plan (2016)
 - Central Coast Council Road pavement recycling facility (2017)

Woodlawn and Gunning Windfarm

- Natascha was the senior onsite environmental manager for the construction of the Woodlawn and Gunning Windfarms. Natascha prepared initial CEMPS, set up inspection regimes and undertook site visits during site set up and the early high risk stages of these projects.
- Natascha trained other NGH environmental staff to undertake this role in the longer term. She continued to provide high level advice throughout the construction of the projects.

Hume Highway Duplication ER.

- NGH Environmental was engaged by the Northern Hume Alliance as the secondary Environmental Representative on the Hume Highway Duplication project from 2007 to 2010.. This involved compliance monitoring and reporting for a 36km upgrade of the Highway. Tasks included weekly inspections, 3-monthly audits, compliance reporting and provision of advice.

Great Western Highway Upgrade Bullaburra

- Onsite environmental management and inspections

Bulahdelah Bypass

- Natascha prepared the preliminary CEMP on behalf of Abigroup for submission to Department of Planning for this project
- She undertook a 3rd party audit of the construction contractor on behalf of RMS

Natascha has around 25 years of professional experience in environmental management and impact assessment. Natascha joined NGH Environmental as a Director in 2006 when she set up the Sydney Office. She has worked in both the public and private sector in a number of senior management and policy roles. Her forte is onsite environmental management, environmental auditing and training in the civil sector. She is an Exemplar Global Principal Environmental Auditor and has extensive auditing experience across a range of industries, with a focus on infrastructure. She has worked across a diverse range of environments from dry arid areas to alpine environments and subtropical areas. The diversity of her planning experience coupled with her onsite and project management experience has equipped her with an excellent understanding of environmental issues, legislation and planning in regional and urban environments. Instigating improved environmental performance is something Natascha pursues with enthusiasm.

TERTIARY EDUCATION

Southern Cross University, Lismore

Bachelor of Applied Science (Conservation Technology and Management) (1991)

University of Newcastle

Masters of Business and Environmental Management (2006)

PROFESSIONAL EXPERIENCE

June 2006 – Present NGH Environmental Director

Key accountabilities in this position include

- Marketing the Company's services
- Major Project management
- Maintenance and compliance with the company Quality & OHS&R System
- Review and monitor major projects
- Management of financial and quality performance of the company

- 2005 - 2006** **RTA Manager Environmental Technology Branch**
- Major Project management
 - Management of the three sections within the branch (up to 18 full time staff);
 - Facilitate improvement of environmental management within the RTA
 - Reviewing and monitoring of major projects
 - Preparation of monthly financial performance reports
 - Marketing
- 2004** **RTA Biodiversity and Sustainability Policy Officer - The RTA Biodiversity and Sustainability Unit reports directly to the Chief Executive**
- Respond to ministerial enquiries
 - Preparation of media releases
 - Comment on state and federal legislation changes
 - Prepare RTA policy on biodiversity and sustainability
 - Prepare and implement RTAs Sustainability Action Plan
 - Manage funding for Roadside Environment Committee
 - Manage RTA funded biodiversity related research projects
 - Provide Corporate advice on biodiversity.
- 2003** **RTA Environmental Officer – Environmental Projects Section**
- Environmental Management Systems (EMS) auditing
 - Preparation of Environmental Management Plans (EMP)
- Review of RTA environmental specifications and procedures**
- July 2003 – Dec 2003** **RTA Manager Environmental Projects Section (secondment)**
- Maintain registers of projects, financial performance and provide reporting to the branch manager
 - Marketing and promotions of services
- Aug 2001 – Nov 2002** **RTA Manager Environmental Assessments (secondment)**
- Expert Advisor for environmental assessments, management and planning;
 - Direct, reviewing and monitoring the production of EIA documents;
- Feb 2000 – Aug 2002** **RTA Environmental Officer – Environmental Assessments**
- Preparation of Environmental Impact Assessment documents, for road works under Part IV and V of the *Environmental Planning and Assessment Act 1979*;
 - Project Management
 - Preparation of Environmental Impact Assessments including Review of Environmental Factors and Project Environmental Management Plans
 - Preparation of Representation Reports, proposals and briefing documents.
- 1997 – 1998** **NGH Environmental Consultant**
- 1993 - 1995** Organisation and completion of species impact statements, which involves the design and implementation of systematic fauna and flora survey; Co-production of environmental assessment documents in areas where development may impact on the natural environment.
- 1993 – 1998** **NSW NPWS Eden District Technical Officer – Threatened Species Unit**
- Update Eden District Incident Action Plan; Implement and maintain fauna databases, TSU GIS management; Process data from field surveys, targeting endangered and locally significant fauna; Liaison and negotiation with NSW State Forest regarding data collection and exchange; Provide technical and professional advice to 33 landholders in preparing a Plan of Management for a Voluntary Conservation Agreement (VCA). Flora and fauna surveys.
- 1994 – 1995** **NPWS Eden District Discovery Ranger**
- Fauna spotlighting expeditions and guided, interpretive bush walks.
- TRAINING AND ASSOCIATIONS**
- Exemplar Global Certified Lead Environmental Management Systems Auditor (ISO 14001: 2015)
 - Soil and water and erosion and sediment control training
 - Certified Environmental Practitioner
 - EIANZ Member
 - Certificate II in Bush Regeneration
 - Senior First Aid Certificate
 - Certificate IV in Assessment and Workplace Training

APPENDIX C CONSULTATION

From: [Chris McGillick](#)
To: [Teresa Gizzi](#); [David Gibson](#)
Cc: [Rolls, Hamish @ Gosford](#); [Rachel Mitchell \(Health Infrastructure\)](#); [Gordon Kirkby](#)
Subject: New Maitland Hospital - Submission of management plans
Date: Monday, 7 January 2019 2:44:55 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[B22 - NMH - Independent Audit Program \[3\] \(1\).pdf](#)
[B30 - NMH - Compliance Monitoring and Reporting Program \[3\].pdf](#)
[Community Communciations Strategy New Maitland Hospital 21122018.pdf](#)
[New Maitland Hospital SSI 9022 - Satisfy Conditions Letter.pdf](#)

Hi Teresa and David,

Happy New Year. On behalf of HI, please find attached management plans required for New Maitland Hospital Stage 1 SSD 9022 consent. These documents satisfy Schedule 3, condition B9, B21, B22, B23 and B24.

Please let me know if you have any questions.

Regards
Chris

Chris McGillick

Senior Urbanist - Planning



T. +61 2 9956 6962

D. +61 2 9409 4968

M. +61 411 047 748

W. ethosurban.com

Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)

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From: [Rachel Mitchell \(Health Infrastructure\)](#)
To: [Gavin Thompson \(Health Infrastructure\)](#); [Yip, Donald @ Sydney](#)
Cc: [Jack Jago \(Health Infrastructure\)](#)
Subject: FW: Post Approval - IAP SSI 9022
Date: Wednesday, 1 May 2019 12:11:25 PM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Hi

See response from DPE Compliance below.

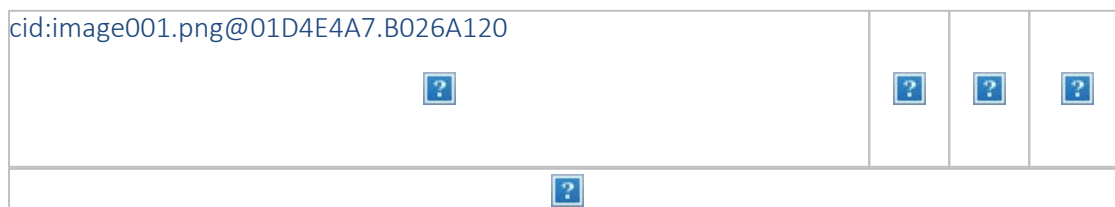
Regards

Rachel Mitchell

Planning Advisor | **Health Infrastructure (Tuesday – Friday)**

02 9978 5488 | 0438 220 252 | rachel.mitchell@health.nsw.gov.au

Level 14, 77 Pacific Highway, North Sydney NSW 2060 | PO Box 1060, North Sydney NSW 2059



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From: Joel Curran [mailto:Joel.Curran@planning.nsw.gov.au]
Sent: Wednesday, 1 May 2019 10:42 AM
To: Rachel Mitchell (Health Infrastructure) <Rachel.Mitchell@health.nsw.gov.au>
Cc: Kate Moore (DPE) <Kate.Moore@planning.nsw.gov.au>
Subject: RE: Post Approval - IAP SSI 9022

Hi Rachel

Thank you for the notification. Please ensure all elements of Section 3.3 (Audit Scope) of the Independent Audit Post Approval Requirements are covered during the audit.

Regards

Joel Curran

Compliance Officer
Northern Region
NSW Department of Planning and Environment
PO Box 1226 | NEWCASTLE NSW 2300
P 02 4904 2702

M 0412 323 331

E joel.curran@planning.nsw.gov.au



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From: Rachel Mitchell (Health Infrastructure) <Rachel.Mitchell@health.nsw.gov.au>

Sent: Friday, 19 April 2019 12:11 PM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Cc: Kate Moore (DPE) <Kate.Moore@planning.nsw.gov.au>; Joel Curran <Joel.Curran@planning.nsw.gov.au>

Subject: Post Approval - IAP SSI 9022

Please find attached the proposed Scope of Audit, for your review, for the proposed audit to be conducted on 13th May 2019 in accordance with the conditions of approval in relation to SSI 9022 – New Maitland Hospital.

Please do not hesitate to contact me should you have any queries.

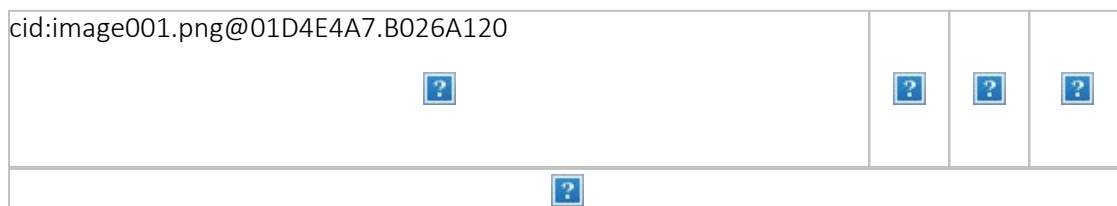
Regards

Rachel Mitchell

Planning Advisor | **Health Infrastructure (Tuesday – Friday)**

02 9978 5488 | 0438 220 252 | rachel.mitchell@health.nsw.gov.au

Level 14, 77 Pacific Highway, North Sydney NSW 2060 | PO Box 1060, North Sydney NSW 2059



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APPENDIX D INDEPENDENT AUDIT DECLARATION


Independent Audit Declaration Form	
Project Name	New Maitland Hospital – Stage 1
Consent Number	SSI 9022
Description of Project	New Maitland Hospital – Stage 1
Project Address	Metford Road, Metford, NSW
Proponent	Heath Infrastructure
Title of Audit	Independent Audit
Date	15/5/2019 (site audit)

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

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

Notes:

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

Name of Auditor	Natascha Arens
Signature	 24/5/2019
Qualification	BAppSc, Masters Business and Environmental management, Certified Exemplar lead environmental auditor.
Company	Natascha.a@nghenvironmental.com.au
Company Address	NGH Environmental 18/21 Mary Street, Surry Hills NSW 2010

APPENDIX E CLEARING AND BUILDING FOOTPRINT



Figure 1: Area of influence – building footprint.

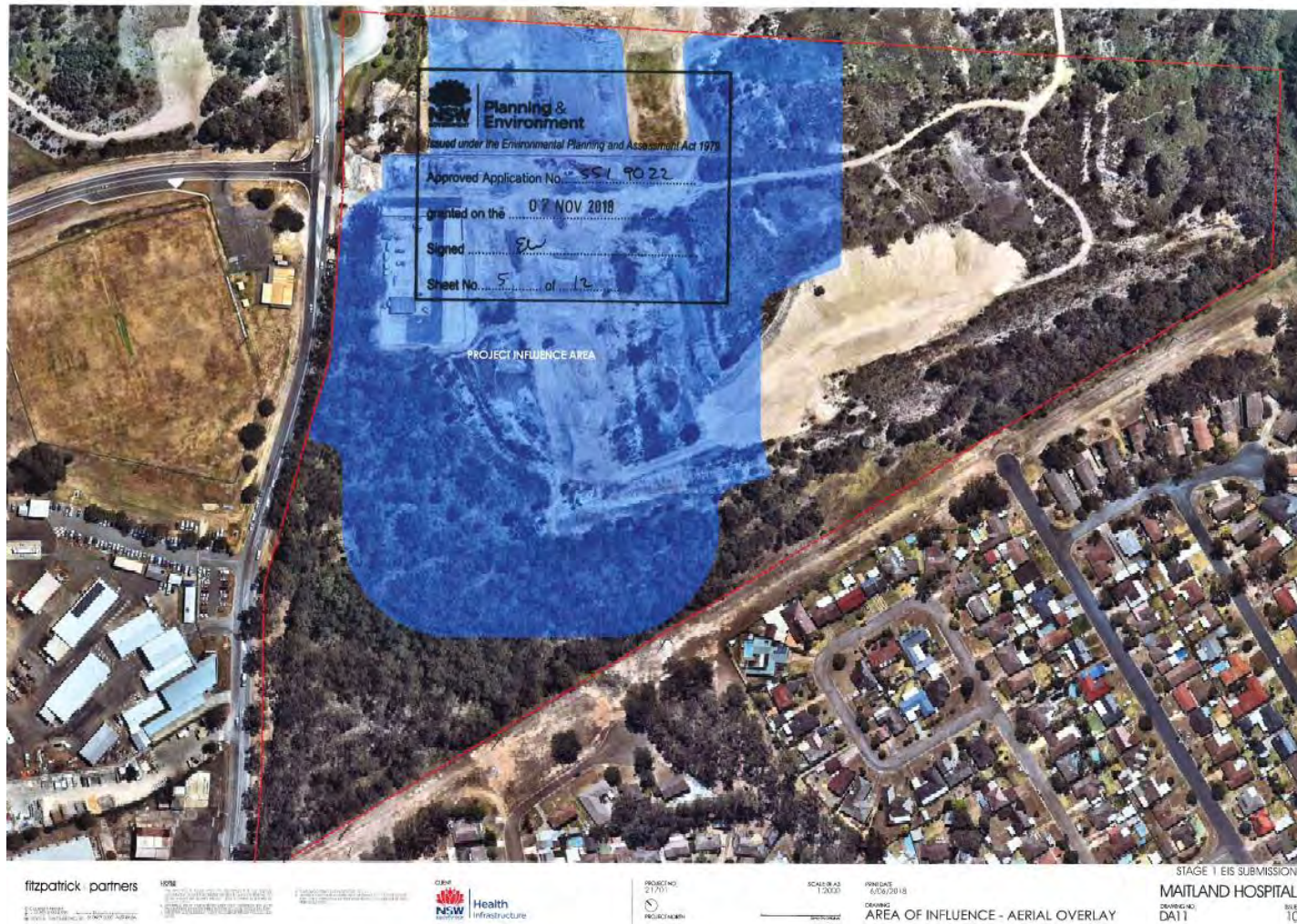


Figure 2: Area of influence – defined as the area to be cleared in the BAR and revised BAR following the submissions report for stage 1 (Pitt and Sherry 2018).



Figure 3: Shows clearing area for stage 1 (source New Maitland Hospital Stage 1 EIS_ Appendix K_ Design Report and Plans_ Part C.pdf)

APPENDIX F SITE PHOTOS

Photos below show the site as at 15 May 2019.



Figure 1 Sediment basin and well compacted earth works



Figure 2 Waste bins and site fencing



Figure 3 Vegetation to be retained – clearly fenced



Figure 4 Concrete washout and separation of timber for mulching in background



Figure 5 Separation of topsoil and mulch stockpile



Figure 6 Site entrance with clear footpath and no sign of mud tracking onto main road



Figure 7 Site notice as required by SC3-C2

6 June 2019

Mr. Joel Curran
Compliance Officer
Northern Region
NSW Department of Planning and Environment
E. joel.curran@planning.nsw.gov.au

Dear Joel,

Re: Response to Independent Audit Report (under SSI 9022 Stage 1 Conditions, SC3 B23) for New Maitland Hospital

In accordance to clause SC3 B24 of the State Significant Infrastructure (SSI) consent 9022. Health Infrastructure NSW has received the attached Independent Audit report from NGH Environmental.

We have reviewed the report and we note that the Independent Auditor, NHG Environmental, has identified 3 Non-Conforming conditions and provide the following response.

Our Principal Contractor, Multiplex Constructions, has addressed these conditions by providing additional information to NGH and corrective actions. A summary of the Non Conformances including corrective actions is as follows.

Clause No.	Compliance Requirement	NGH Comment	Corrective Action / Comments
SC3-B6	Prior to the commencement of construction, the Proponent must submit to the satisfaction of the Certifying Authority a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA	The EPA accredited Site Auditor has indicated that the Section A Site Audit Statement cannot be issued prior to the commencement of construction.	<ul style="list-style-type: none"> – Noted that this is a Non-Conformance as the condition cannot be satisfied. – Site Auditor (JBS&G) advised that this consent condition cannot be achieved prior to the commencement of construction. The construction activities are required to remediate the site to

	accredited Site Auditor verifying the relevant part of the site is suitable for the hospital land use.		<p>enable the Site Audit Statement to be issued.</p> <ul style="list-style-type: none"> – The Certifier (DLA) accepts this determination. – Corrective Action: Nil.
SC3-B11-a-vii	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	This is not included in the CEMP, although it should be noted that there is very limited lighting for the early works.	<ul style="list-style-type: none"> – Noted that this is a Non-Conformance. – Whilst the scope of works does not include construction of any external lighting, it is acknowledged that the site office does include external lighting. – Corrective Action: The Contractor's CEMP has now been amended to include requirements for any external lighting.
SC3-B13-e	<p>(e) include a Driver Code of Conduct to:</p> <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	<p>The CTMP does not include a specific Driver code of conduct, However Points (e) ii and (e) iv are covered by Section 7 vehicle Movement Procedure</p> <p>Some driver instruction is also included in the delivery driver instructions, a document that sites outside of this plan.</p>	<ul style="list-style-type: none"> – Noted that this is a Non-Conformance. – Whilst the requirements are addressed by separate MPX documents and induction, a formal 'Code of Conduct' was not prepared. – Corrective Action: The Contractor's CTMP has been amended to include a Driver Code of Conduct as Appendix 8.

The Audit (Section 5.2) identifies a number of opportunities for improvement. These opportunities are not required to be implemented, but Health Infrastructure have reviewed each opportunity and will implement as outlined below.

Clause No.	Opportunity	Response
SC3-C6	The Noise and Vibration management plan did not include the respite hour detailed in the condition. The Multiplex NVMP should be updated to include the respite period for rock breaking activities.	<ul style="list-style-type: none"> – Implemented, The Contractor's Noise & Vibration Management Sub-Plan has been updated to include the respite hours nominated in the 9022 consent.
SC3-A17	<p>Although the project website includes all the required documents, these are provided as one document in one link and as such information is not easily accessible. The project website should be updated so that the documents required under SC3-A17-a-ii are provided as separate links for 18- 679 Audit 1 18 Reference Summary of finding and Recommendation ease of use.</p> <p>The Construction Traffic and Pedestrian Management plan on the website is Rev 5 and the current version is rev 6, this should be updated.</p> <p>It is noted that none of the conditions of approval specifically require monitoring, however in order to test that the plans are being complied with, monitoring is occurring (e.g. Dust gauges and water quality following dewatering of the basin). This data should be made available with the compliance reporting.</p>	<ul style="list-style-type: none"> – Noted, HI will review the accessibility of documents for future stages. – Implemented, The Contractor's updated Construction Environmental Management Plan (CEMP), including amended sub-plans has been updated to the Project website. – Noted, evidence of monitoring and results will be included in the Compliance report required by condition SC3-B21 of SSI 9022
SC3-B14	Clause SC3 - B14 requires that the strategies to manage noise have been developed in consultation with the community and that the NVMP describe the community consultation undertaken to develop the strategies. It is accepted that the level of community engagement regarding noise management strategies is suitable for the early works, however it is expected that stage 2 of the works would require that noise management strategies are developed with a more targeted approach to involving the affected community.	<ul style="list-style-type: none"> – Noted, Recommendation will be considered under the separate Stage 2 consent. No further action for SSI 9022.

SC3-B18	The site inspection checklist should include a requirement for checking presence of weeds on site.	– Implemented , The Contractor's Environmental Site Inspection checklist has been updated to include monitoring & management of weeds.
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Conclusion

Based on our review, the results from the Independent Audit were generally satisfactory and in accordance with conditions set out by the SSI Stage 1 Consent. While NGH have identified 3 Non-Conforming conditions much of the requirement has been addressed elsewhere by our team and corrective actions were quickly employed to formalise the condition requirement. We don't believe these Non-Conformances present any breach of the consent or risk to the development.

Please contact the undersigned if you require further information.

Yours sincerely



6/6/2019

Gavin Thompson
Senior Project Director
Health Infrastructure

Attachments:

- A, Independent Audit Report for NMH (rev B 5/6/19) by NGH Environmental.