

Independent Environmental Audit New Tweed Valley Hospital Stage 1 and 2 Works

August 2021

Prepared for:

Health Infrastructure

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Document control log

| Rev | Date | Comments | Prepared by |
|-----|---------------|-----------------------------------|-------------|
| A | 5 July 2021 | Draft Issue to HI | RP |
| B | 12 July 2021 | Revised to combine Stages 1 and 2 | RP |
| 0 | 8 August 2021 | Final | RP |

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1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by NSW Health Infrastructure (HI) to undertake an audit of the construction of the Tweed Valley Hospital (TVH). Construction of the hospital is being built under two separate SSD Development Consent. Stage 1 - SSD 9575 covers the early stages of site establishment and Civil Works and Stage 2 - SSD 10353 predominantly covers construction of the main hospital buildings and associated infrastructure.

The audit is required by the SSD Development Consent conditions and has been undertaken in accordance with the Department of Planning, Industry and Environment’s (DPIE) Independent Audit Post Approval Requirements.

The audit consisted of a site inspection as well as a review of relevant and available documents and site management and monitoring records. This was the second audit of Stage 2 of the Development (SSD 10353) and was undertaken in conjunction with the fifth audit for Stage 1 of the Development (SSD9575). This report covers both Stages 1 and 2 for the period from 10 December 2020 – 17th June 2021.

The site audit was undertaken 17 June 2021, with members of Health Infrastructure, TSA Management and Lendlease Building present. The Project was audited against the Development Consent Conditions relevant to the activities undertaken during the audit period for both SSD 9575 and SSD 10353.

The findings from the audit conclude:

- > The project team are adopting a pro-active approach to managing compliance and were able to demonstrate progress towards achieving compliance with Conditions relating to design that won’t be triggered till later stages in the Project.
- > The project has received four (4) community complaints for the audit period. The community complaints related to pedestrian safety around Cudgen Road, Vehicle Damage, and construction lighting. Actions to close out the complaints was documented.
- > All monitoring results for (Noise, Vibration, Dust) were compliant with the relevant criteria
- > One (1) non-conformance was identified relating to SSD 1 Condition B45 and SSD2 2 Condition C42 (outdoor lighting) during the audit with one recommendation aimed at preventing recurrence of the non conformance. One additional recommendation was made in relation to SSD 1 Condition B47.
- > Based on the site inspections, discussions with the auditee and documents reviewed by the auditor, the processes and systems in place appear to be effective at managing environmental issues on site. The project has achieved a high level of compliance with the conditions of approval for this audit with the identified non compliances as an exception.
- > Key strengths noted during the audit include a proactive approach to Aboriginal workforce participation and overall continual improvement in compliance performance since previous audits

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2 INTRODUCTION

2.1 BACKGROUND OF PROJECT

The \$673.3 million investment in health for the Tweed Valley will deliver a brand new, leading hospital with greater capacity and capability to serve the Tweed-Byron community, as well as interim upgrades at The Tweed Hospital. Specific outcomes of the works being undertaken during the New Tweed Valley Hospital (the Project) include:

- > an increase in beds
- > an expanded emergency department
- > enhanced surgical and medical services
- > enhanced ambulatory services and outpatient clinics
- > cardiac catheterisation laboratory (new service)
- > integrated cancer care service, including radiotherapy (new service)

The Project is being constructed in stages under 2 separate State Significant Development approvals.

Stage 1 SSD 9575 (Early Works) consists of on-site activities such as bulk earthworks and piling for the main hospital building including excavation and filling, construction of the sites permanent infrastructure including drainage, pavements including kerb, retaining walls and in ground services installation.

Construction for the Project commenced on 16 July 2019, with an initial focus on clearing and grubbing, installation of environmental monitoring equipment (noise, vibration, and dust), and establishing the entrance to the site. Stage 1 works are now complete.

Stage 2 SSD 10353 (Main Works) comprises the main construction works consisting of the new hospital with rooftop helipad, three buildings for support services (Health Hub) and a substation, carparking areas including the detailed design and construction of a multideck carpark, internal road layouts, landscaping, wetland rehabilitation, services and signage. Public domain works, external roadworks including upgrade to the intersection of Tweed Coast Road and Cudgen Road and a new signalised intersection on Cudgen Road.

The proponent for the Project is Health Infrastructure. TSA Management is the Client Representative and Lendlease Building is the Managing Contractor for the delivery of the works.

An Environmental Impact Statement (EIS) has been prepared in accordance with DPIE Secretary's Environmental Assessment Requirements (SEARs). The EIS considers potential impacts derived from construction and operation activities of the Project.

The conditions of project approval require independent audits to be conducted during the construction and operation phases of the Project. SNC-Lavalin Atkins has been engaged by Health Infrastructure to complete the Independent Environmental Audits for the Project to satisfy the requirements of the Development Consent.

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2.2 PROJECT LOCATION AND SITE DESCRIPTION

The site comprises one allotment known as 771 Cudgen Road, Cudgen, legal described as Lot 11 DP 1246853. The allotment is located approximately 9.8 kilometres (km) south of Tweed Heads town centre and 40km south-east of Surfers Paradise in Gold Coast (refer to Figure 1).

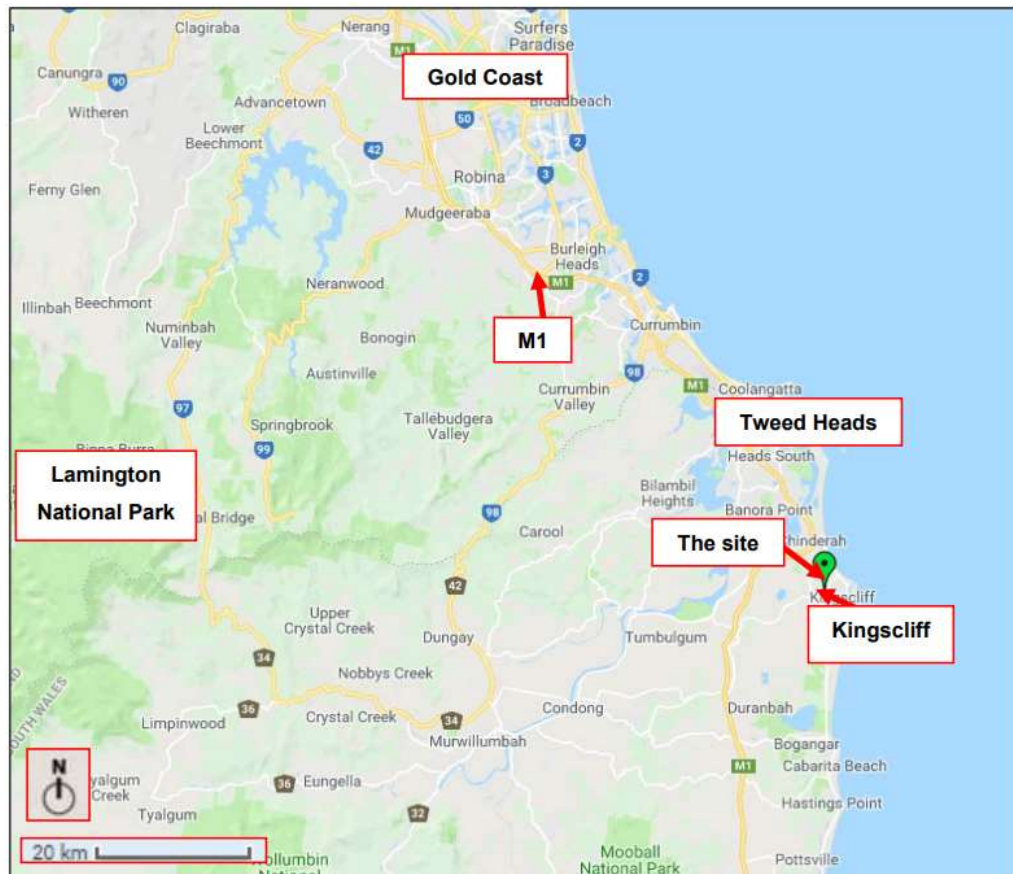


Figure 1 Regional Context Map (Source: SSD 9575 MOD 2 Report (DPIE Major Projects website))

The site is irregular in shape, with a total area of approximately 19.38 hectares (ha), a 730 metre (m) long frontage to Cudgen Road and 185m frontage to Turnock Street (north-eastern boundary). The northern and north-western boundary of the site adjoins mapped coastal wetlands.

The Kingscliff TAFE is located immediately opposite the site, to the south of Cudgen Road. To the south-west and west are agricultural lands that form part of the mapped Cudgen Plateau State Significant Farmland.

The Cudgen village, located on the western side of Tweed Coast Road, has a population of 1000 people. The site forms part of a large rural area at the western edge of the Kingscliff area. It is well connected to the regional and interstate road network via Tweed Coast Road and the M1.

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Figure 2 identifies the project site and the surrounding developments.



Figure 2 Project site and surrounding developments (Source: SSD 9575 MOD 2 Report (DPIE Major Projects website))

2.3 AUDIT TEAM

SNC-Lavalin Atkins has been appointed to undertake the Independent Environmental Audits for the Project. The SNC-Lavalin Atkins audit team members that participated in the audit are described in **Table 1** below.

Table 1: Audit team

| Role | Name | Qualifications | Experience |
|---------------------|------------------|--|---|
| Environment Auditor | ██████ ██████ | Bachelor Engineering (Civil) Masters Environmental Management | 20 years of construction environmental management experience Ten (10) years of Environmental auditing experience |

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| Role | Name | Qualifications | Experience |
|------|------|--|--|
| | | Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global | Member of the TfNSW Infrastructure Auditing Panel. |

The auditor has been approved by DPIE (refer to Appendix A).

2.4 AUDIT OBJECTIVES

The key audit objective was to assess whether (or not) compliance is being achieved on the site. This was achieved through assessing the Project against the audit scope outlined in Section 2.5.

The audit is to provide positive support for good practices, while providing practical and reasonable recommendations for improvement that can be carried over to the later stages of the Project, as construction accelerates.

2.5 AUDIT SCOPE

SNC-Lavalin Atkins has undertaken an Independent Environmental Audit for the construction phase of the New Tweed Valley Hospital works. The audit was undertaken in accordance with the Audit Program and addresses compliance with the relevant Conditions as detailed in the Development Consent and DPIE Independent Audit Post Approval Requirements. These documents were also drawn upon when developing the audit criteria and checklist as preparatory documents for the audit.

In accordance with DPIE's Independent Audit Post Approval Requirements, the audit consisted of an assessment of compliance against:

- > Independent Audit Post Approval Requirements (Department of Planning and Environment)
- > Development Consent (SSD 9575, 11 June 2019) - Stage 1 - Early Works
- > Development Consent (SSD 10353, 12 June 2020) - Stage 2 - Main Works
- > Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans
- > Any environmental licences or other approvals
- > Environmental performance including but not limited to:
 - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
 - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - Incidents, non-compliances and complaints
 - Performance of the development, with regard to environmental issues identified during consultation when developing the scope of the audit
 - Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project
- > Environmental Management System (EMS) at a high level

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- > A high-level assessment of whether Environmental Management Plans and Sub-Plans are adequate

Table 2 outlines where these requirements have been addressed in the audit report.

Table 2: Scope requirements

| Scope requirement | Where addressed |
|--|---|
| Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) | This document |
| Development Consent (SSD 10353) | Appendix C |
| Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans | Section 5.1 Appendix C |
| Any environmental licences or other approvals | Appendix C |
| Environmental performance including but not limited to: | |
| <ul style="list-style-type: none"> > Actual impacts compared with Predicted impacts in the Environmental Impact Statement (EIS) | Section 5.4 |
| <ul style="list-style-type: none"> > Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts | Section 5.4 Appendix C |
| <ul style="list-style-type: none"> > Incidents, non-compliances and complaints | Section 4.8 Section 4.4 Section 4.7 |
| <ul style="list-style-type: none"> > Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit | Section 3.6 Appendix C |
| Environmental Management System (EMS) at a high level | Section 0 |
| A high-level assessment of whether Environmental Management Plans and Sub-Plans are adequate. | Section 5.1 |

2.6 PERIOD COVERED BY AUDIT

The period covered by the audit is 10 December 2020 – 17th June 2021.

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3 AUDIT METHODOLOGY

3.1 APPROVAL OF AUDIT TEAM

For documentation detailing the approval of the audit team from the Secretary of DPIE refer to Appendix A.

3.2 DEVELOPMENT OF AUDIT SCOPE

The audit scope was developed to ensure the Project was assessed against all regulatory requirements they are operating under.

3.3 SUMMARY OF AUDIT PROCESSES

To complete the audit the following was undertaken:

- > Preliminary document review to familiarise the auditor with the project and the contractor's processes
- > Site inspection, noting environmental management practices and controls
- > Opening meeting
- > Interviews
- > Review of documents and records
- > Closing meeting

3.4 SITE PERSONNEL

The following site personnel were in attendance during the audit or parts of:

- > ██████████ – Site Engineer, Lendlease
- > ██████████ - Site Engineer, Lendlease
- > ██████████ – Construction Manager, Lend Lease
- > ██████████ – Senior Project Engineer, Lendlease
- > ██████████ – Project Director, Health Infrastructure
- > ██████████ – Senior Project Manager, TSA Management

3.5 SITE INSPECTION

A site inspection was undertaken by the auditor on the morning of the 17th of June 2021. The weather was warm and dry.

The status of construction activities at the time of the audit are as follows:

- > Construction of the building structure has commenced, including core and vertical elements
- > Internal fit out, site services (water/sewer/electricity) and façade construction is yet to commence
- > Other new building elements including permanent carpark, health hub and local intersection upgrades are yet to be procured.
- > A new bunded system had been installed for concrete management to prevent spillage into the environment

Observations made during the audit include:

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- > The site was well organised with sealed internal access roads, parking, storage and laydown areas. Housekeeping was of a high standard
- > Environmental controls were in place and included tree protection fencing, sediment basins, rumble grid and wheel wash at the exit of the site, waste, and chemical storage areas. All environmental controls were observed to be operating effectively
- > Environmental monitoring stations for air, noise and vibration were in place
- > There was no evidence of fugitive environmental emissions including dirty water, mud tracking on local roads or dust
- > There were low volumes of chemicals stored on site with no littering or waste containers observed
- > There were no observed instances where concrete washout activities were being undertaken on site.
- > Erosion and Sediment controls implemented included sediment basins, groundcover, stabilised site access, vehicle washdown and paved surfaces provide adequate measures to prevent erosion and dust

3.6 COMPLIANCE DESCRIPTORS

The compliance status of each requirement was determined using the relevant descriptors in Table 3. No other terms have been used to describe the compliance status.

Table 3: Compliance descriptors

| Status | Description |
|---------------|---|
| Compliant | Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit. |
| Non-compliant | One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit. |
| Not triggered | A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken. |

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4 AUDIT FINDINGS - TABLES

4.1 AUDIT FINDINGS SUMMARY

The following table (Table 4) summarises the audit findings, further details on the findings can be found in the relevant section of the report.

Table 4: Audit findings summary

| Description | Quantity | Section of Report where addressed |
|--|----------|-----------------------------------|
| Assessment of Compliance | | |
| Number of Conditions of Approval | 290 | Section 4.2 |
| Non-compliant | 1 | Section 4.4 |
| Not triggered | 113 | Section 4.2 |
| Recommendations identified during the audit | 2 | Section 4.5 |
| Other | | |
| Penalty notices issued during audit period | 0 | Section 4.3 |
| Non compliances recorded during the audit period | 1 | Section 4.4 |
| Complaints reported during audit period | 4 | Section 4.7 |
| Incidents recorded during the audit period | 0 | Section 4.8 |

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4.2 ASSESSMENT OF COMPLIANCE

Table 5 and Figure 3 provide a summary of the assessment of compliance per the relevant section of the conditions of approval. As the SSD1 project works have been completed, SSD 2 conditions are reported graphically below.

Table 5: Assessment of compliance

| SSD Requirement | No. of conditions | Findings | | |
|--|-------------------|-----------|---------------|---------------|
| | | Compliant | Non-compliant | Not triggered |
| Part A – Administrative controls | 38 | 12 | 0 | 26 |
| Part B – Prior to commencement of construction | 45 | 35 | 0 | 20 |
| Part C – During construction | 59 | 52 | 1 | 7 |
| Part D – Prior to Commencement of Operation | 42 | - | - | 42 |
| Part E – Post Occupation | 20 | - | - | 20 |

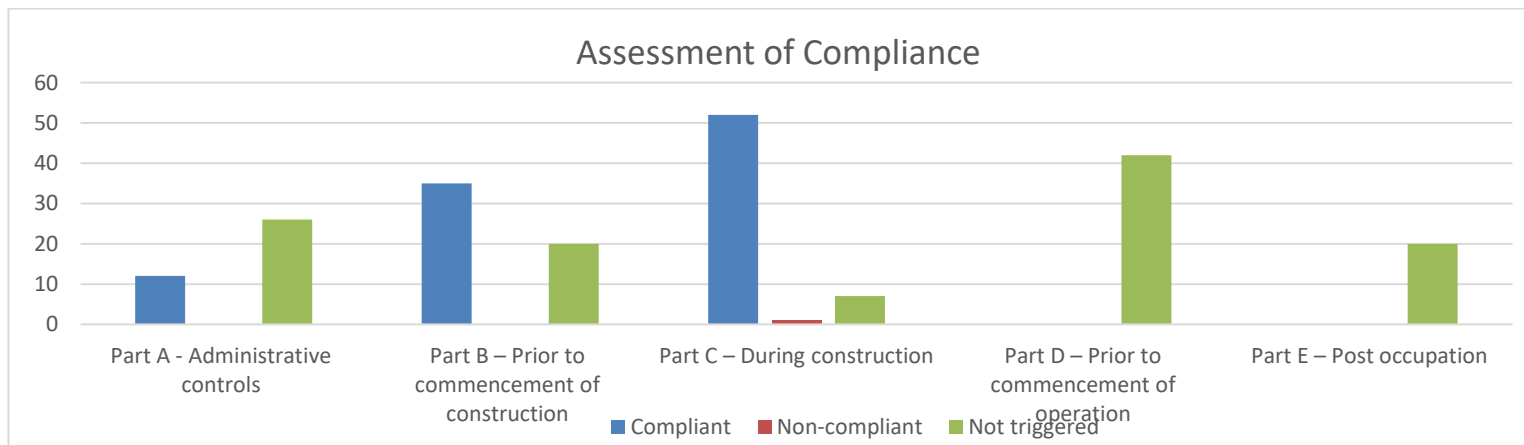


Figure 3: Assessment of compliance

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4.3 PENALTY NOTICES

No penalty notices have been issued from relevant regulatory authorities including the Department, NSW Environmental Protection Authority (EPA) and local Council.

4.4 NON-COMPLIANCES

One non-compliance was identified during the audit period as described in Table 6.

Table 6: Non- Compliances identified during the audit

| Relevant CoA | Requirement | Details of Non-Compliance | |
|--------------|--|--|---|
| SSD 1 B45 | The Applicant must ensure the lighting associated with the construction works: <ul style="list-style-type: none"> complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. | Two complaints were received in May 2021 relating to construction phase security lighting indicating that the lighting was creating a public nuisance. | Audit Finding The lighting caused a nuisance to surrounding residents resulting in a non-compliance Recommendation Review systems and process relating to the management of temporary lighting to ensure no further complaints are received. This should be a key consideration for the planning and execution of any upcoming roadworks that will need to be undertaken outside normal working hours. |
| SSD 2 C42 | The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | | |

4.5 RECOMMENDATIONS

One recommendations made during the audit is summarised in Table 7 below.

Table 7: Recommendations identified during the audit

| Relevant CoA | Requirement | Audit Findings and Recommendation |
|--------------|---|--|
| SD1 B47 | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). | Audit Finding The most recent Compliance report for SSD 1 is June 2020. Agreement was reached with DPIE to discontinue compliance reporting for SSD1 however this agreement was only recently obtained and after the due date for the December 2020 compliance report noting that the DPIE PAR 2018 required reporting at intervals no greater than 26 weeks |

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| Relevant CoA | Requirement | Audit Findings and Recommendation |
|--------------|-------------|---|
| | | <p>Recommendation</p> <p>It is recommended that any further agreements to amend reporting requirements or timeframes are agreed in writing prior to the report due date.</p> |

4.6 PREVIOUS AUDIT ACTIONS

Table 8 provides a status summary of previous audit actions.

Table 8: Prior Audit Recommendations – Status

| Relevant CoA | Requirement | Recommendation | Status |
|---------------------------|---|--|--|
| Stage 1 – SSD 9575 | | | |
| C60 | Requirement for prevention of pollution | Place new signage at the concrete wash out pit to minimise the risk of incorrect placement on other parts of the site (and potential for groundwater pollution) | The temporary washout pit has been removed and a concrete lined bund has been constructed to capture any spillage from the concreting operations. Recommendation has been completed |
| C60 | Requirement for prevention of pollution | Place signage at the location of the vehicle refuelling area to prevent operators from re-fuelling in a high- risk area (e.g. near a stormwater pit) and subsequent pollution incident | There has been a change in operations so that now refuelling of vehicles is not undertaken on site. Scissor lifts are electric and do not require re-fuelling. Recommendation has been implemented |
| C60 | Requirement for prevention of pollution | Review the effectiveness of gravel bags around drainage inlet pits and remove those which are either burst or are creating a hazard | Gravel bags have been removed. Permanent hardstand and vegetation provides suitable groundcover and prevention of erosion Recommendation has been implemented |
| C60 | Requirement for prevention of pollution | Remove redundant sediment fences in areas where | |

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| Relevant CoA | Requirement | Recommendation | Status |
|---------------------------|--|--|---|
| | | adequate groundcover has been provided | Redundant sediment fences have now been removed Recommendation has been implemented |
| B33 | Recent audit undertaken by Greencap in December 2020. Demonstrates compliance with all elements of the Biodiversity Management Plan except one action relating to the translocation of a threatened species. <i>Cryptocara foetedia</i> | It is recommended the reasons for the non - survival of the translocated species are investigated and alternative offsets/mitigations are investigated in consultation with the project ecologist. | In response to the recommendation, the Project ecologist Boyds Bay Ecologist (have undertaken a further inspection of the tree on 4/4/2020 and noted that the health of the tree is still in a rapid state of decline. The ecologist noted that several saplings of the species are held at the nursery should the tree died. Recommendation has been implemented |
| Stage 2 – SSD 9575 | | | |
| B21 | A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: <ul style="list-style-type: none"> • minimise the impacts of earthworks and construction on the local and regional road network; • minimise conflicts with other road users; • minimise road traffic noise; and ensure truck drivers use specified routes. | The previous audit identified that the code of conduct had been prepared but has not been issued to heavy vehicle operators. It is recommended it is formally issued and records kept | The code of conduct was issued to subcontractors. The site gateman provides a brief induction of CoC requirements to HV drivers when they enter the site. Recommendation has been implemented |

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4.7 COMPLAINTS

Four Complaints were received during the audit period as described in Table 9. Appropriate actions have been taken to address each complaint

Table 9: Complaints and Project Response

| Date of Complaint | Date of Response | Nature of Complaint | Project Response |
|-------------------|------------------|--|--|
| 11/5/21 | 12/5/21 | Security spotlight on at night | The spotlight has been redirected downwards to resolve the issue |
| 28/4/21 | 3/5/21 | Lighting at the temporary car park at night | The lighting installed in the temporary car park is for safety purposes and are on a timer to switch on from 5am – 7am and again from 5pm – 7pm. |
| 10/3/21 | 11/3/21 | Vehicle damage claim | Project team requested information from complainant to verify vehicle damage was caused by construction related activities from site. Details were unable to be provided. The Project Team offered to meet with the Complainant, however no response was received |
| 2/3/21 | 5/3/21 | Pedestrian safety around Cudgen Road bus shelter works | In consultation with Tweed Shire Council, the bus shelter opposite TAFE NSW Kingscliff campus was fenced off to establish a safe working area while trenching works were carried out in February. A temporary bus pick-up point was established and sign-posted within the existing bus zone, with room for pedestrians to wait safely. The bus companies were advised in advance of the temporary changes. In addition to this, traffic control was in place while the works were being carried out to safely manage pedestrian access around the work site and to and from the temporary bus shelter |

4.8 INCIDENTS

No incidents were recorded during the audit period

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4.9 PREVIOUS COMPLIANCE REPORT ACTIONS

SSD1 9755

The most recent Compliance report for SSD 1 is June 2020. Agreement was reached with DPIE to discontinue compliance reporting for SSD1 however this agreement was only recently obtained and after the due date for the December 2020 compliance report. It is recommended that any further agreements to amend reporting requirements or timeframes are agreed in writing prior to the report due date as noted in Table 8.

SSD 2 10353

There are no compliance reports prepared or actions identified for Stage 2. DPIE Post Approval Reporting Requirements (May 2020) does not require construction phase compliance reporting to be undertaken with compliance reporting to be undertaken during the operational phase.

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5 AUDIT FINDINGS – DISCUSSION

5.1 REVIEW OF ADEQUACY OF MANAGEMENT PLANS

The following management plans were reviewed as part of this and previous audits:

- > Construction Environmental, Health and Safety Management Plan (CEHSMP) including the following sub plans:
 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
 - Construction Noise and Vibration Management Sub-Plan (CNVMSP)
 - Construction Waste Management Sub-Plan (CWMSP)
 - Construction Soil and Water Management Sub-Plan (CWEMSP)
 - Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP)
- > Biodiversity Management Plan

Strong evidence was observed on site that demonstrates effective implementation of the management systems and plans on site.

5.2 REVIEW OF ENVIRONMENTAL MANAGEMENT SYSTEM

The Environmental Management System (EMS) currently being used on site has been developed from the Lend Lease EMS. The EMS provides for adequate environmental protection and the environmental policy is also located on the walls of the site sheds.

5.3 REVIEW ENVIRONMENTAL PERFORMANCE

Permanent controls including sealed access roads, grassed batter protection and permanent drainage installed which have reduced the environmental risks substantially when compared with previous audits. Environmental monitoring results for noise and vibration, water quality and dust complied with the relevant criteria. The number of complaints from residents or nearby stakeholders have been received for the reporting period is relatively low compared to projects of a similar scale and nature.

The overall standard of environmental controls was deemed high and appeared to be well planned and implemented.

- > Evidence of erosion and sediment controls provided appeared to be operating effectively
- > Stabilised site access including industry best practice truck washdown is in place at key access points
- > There was no evidence of mud being tracked from the Project site
- > No fugitive dust emissions noted in complaints register or observed on site
- > No noise or vibration complaints noted in the complaints register
- > General site housekeeping was of a high standard
- > Chemical storage was appropriate for the volume of chemicals being used and stored appropriately
- > Evidence of tree protection controls were provided, along with well-maintained signage
- > A bunded area has been installed to prevent concrete wastes from spilling

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- > Heritage items were appropriately protected on site and stored safely

5.4 ACTUAL AND PREDICTED IMPACTS

The following issues were identified as potential for impact in the EIS:

- > Social and economic
- > Traffic and accessibility
- > Noise and vibration
- > Sediment, erosion and dust control
- > Ecology

At this stage of the audit site establishment and mobilisation have been completed, clearing and vegetation removal and bulk earthworks was completed. Construction of the hospital structure has commenced.

The site is operating within the approval boundary, and this is delineated with site fencing and other tree protection zones for vegetation within the boundary. Dust, vibration, noise and water quality monitoring is regularly occurring for the Project to ensure any potential off-site impacts are prevented and minimised.

Controls had been installed to mitigate against any potential risks arising from these activities including:

- > ERSED controls (e.g. sediment fences, sediment basins, vehicle washdown)
- > Security fencing (with visible site signage)
- > Environmental monitoring (e.g. dust, water quality and regular measuring of noise and vibration levels through the three monitors located on site)
- > Regular community consultation
- > Environmental management zones
- > Bush regeneration zones
- > Tree protection zones
- > Storage for heritage items within a protected area
- > No-go zones
- > Appropriate offsite disposal of contaminated material

The environmental impacts observed were consistent with those predicted in the EIS (as relevant to this stage of works).

5.5 KEY STRENGTHS

The Project team was able to demonstrate a systematic approach to proactively manage environmental issues on site.

There is strong evidence to suggest environmental management practices are being implemented effectively to prevent environmental harm. The environmental performance of the project is generally of a high standard and the auditee has been able to demonstrate a consistent level of performance throughout the construction of the project.

The site is well laid out, housekeeping is of a high standard. Permanent roads and progressive stabilisation of permanent batters has minimised the risk of erosion significantly since previous audits

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There is a strong understanding of the conditions of approval and the project compliance requirements. The Project team is well organised and has an appropriate focus on compliance and document control.

The project team are adopting a pro-active and systematic approach to managing compliance and were able to demonstrate progress towards achieving compliance with Conditions relating to design that won't be triggered till later stages in the Project.

Environmental monitoring data reviewed for the audit period are compliant.

Although not specifically covered by the conditions of approval, the project team has established minimum performance targets for spending on indigenous businesses and labour. Currently the project has spent approximately 7% of the total contract value against a target of 5% with approximately 9.3% of working hours on site by indigenous people.

| | | |
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| Report | Independent Environmental Audit New Tweed Valley Hospital | 8 August 2021 |
| 5196018 | Health Infrastructure NSW | Final |



APPENDICES



APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT

Health Infrastructure
ATTN: Ms [REDACTED]
Manager, Planning
Level 14, 77 Pacific Highway
NORTH SYDNEY NSW 2060

Contact: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

BY EMAIL ONLY: [REDACTED]

17 June 2019

Dear [REDACTED]

**Agreement of Independent Auditor
Tweed Valley Hospital (SSD 9575)**

Reference is made to the submission, dated 14 June 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Tweed Valley Hospital project.

In accordance with Condition C47, Schedule 3 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following audit team:

- [REDACTED]
- [REDACTED] and
- [REDACTED]

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.

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

Notwithstanding, the agreement for the above listed audit team for this Project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

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

Yours sincerely



[REDACTED]
Team Leader - Compliance
As nominee of the Secretary



APPENDIX B – SITE PHOTOGRAPHS



Photo 1: Environmental Monitoring Station – Boundary Fence



Photo 2: Stabilised Site Batter providing protection against Erosion and Sealed Access Road.



Photo 4 Bunded area for Concreting Works



Photo 5 – Chemical Storage Container – bunded and ventilated



APPENDIX C – INDEPENDENT AUDIT TABLE

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|---|--|--|-------------------|
| SCHEDULE 3 CONDITIONS OF CONSENT FOR STAGE 1 WORKS | | | | |
| PART A ADMINISTRATIVE CONDITIONS | | | | |
| Obligation to Minimise Harm to the Environment | | | | |
| A1 | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development. | Site Inspection Audit observations | All reasonable and feasible measures implemented. No evidence observed of environmental harm | Compliant |
| Terms of Consent | | | | |
| A2 | The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, the Response to Submissions, Supplementary Response to Submissions and environmental management mitigation measures provided in Appendix 2; (d) generally in accordance with SSD-9575-Mod-1 and SSD-9575-Mod-2; and (e) in accordance with the approved plans in the table below: [Details of table not provided in this checklist: please refer to DPIE Planning Portal for details of the Plans getContent (nsw.gov.au)] | SSD Conditions Tracker | As previous assessed as compliant, the development is generally being carried out in accordance with the specifications of condition A2. | Compliant |
| A3 | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. | No directions from the Planning Secretary | Not triggered. | Not triggered. |
| A4 | The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), A2(d) or A2(de) of Schedule 3. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) and A2(e) of Schedule 3, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. | No conflicts identified or directions from the Planning Secretary | Not triggered. | Not triggered. |
| Limits of Consent | | | | |
| A5 | This consent lapses five years after the date of consent unless the works associated with Stage 1 of the development have physically commenced. | - | As detailed as not triggered/ compliant in the previous audit, as works have physically commenced for stage 1. | Not triggered |
| A6 | This development consent does not include the approval of: (a) the four existing sediment basins on the northern side of the Site constructed as part of preliminary works (identified in approved plans in condition A2 of Schedule 3); (b) the indicative layout of the future hospital building identified in approved plans in condition A2 of Schedule 3; (c) demolition of any existing structures on the Site; (d) the "LPG tanks" identified in approved drawing 130559-JHA-HY-DWG-002 Rev 2, prepared by JHA dated 06/05/2019; and (e) any rock blasting activities. | As per previous audit a) The sediment basins were approved under a prior REF and do not form part of the scope of works subject to this audit. c) Complying Development Certificate (29/11/18) d) Construction of LPG tanks not confirmed on site | No Change since previous audit | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|---|--|---|-------------------|
| | | e) No rock blasting activities have occurred | | |
| Prescribed Conditions | | | | |
| A7 | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation. | Site Observations Document reviews | | Compliant |
| Planning Secretary as Moderator | | | | |
| A8 | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties. | No disputes have occurred | Not triggered | Not triggered |
| Long Service Levy | | | | |
| A9 | 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. | Evidence of Long Service Levy Payment - Receipt number is 00371220 (28/02/19) | As assessed as compliant during the previous audit. Long service fund payment sighted. | Compliant |
| Legal Notices | | | | |
| A10 | Any advice or notice to the consent authority must be served on the Planning Secretary. | No advice or notice served on the planning secretary | Not triggered. | Not triggered. |
| Evidence of Consultation | | | | |
| A11 | Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for approval; and (b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | Community Communication Strategy Stakeholder interactions register Consultation records between TAFE and Kingscliff High School. | As assessed as compliant during the previous audit, consultation phase complete for the preparation of management plans. Mechanism to consult on an ongoing basis includes: <ul style="list-style-type: none"> cross government working groups community reference panel monthly meetings with Kingscliff TAFE and Kingscliff high school. Consultation with surrounding sensitive receivers is ongoing and records are kept A complaints register is kept on the project website and is up to date | Compliant |
| Heritage | | | | |
| A12 | The Stage 1 works must include the details of the methods to retain the five walls (where possible, either in part or in full) identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 19 October 2018, in accordance with the recommendations of this report and in consultation with Council, including but not limited to: (a) avoidance of works near wall 2 and 5; (b) retention of wall 4 (where possible, either in part or in full) and integration with the carpark area; (c) part retention of wall 3 with evidence that the demolished materials can be reused in the Stage 2 application; and (d) (d) part retention of wall 1, archival recordings of the demolished section and reconstruction of the remaining section of the wall to ensure its stabilisation. | August 2019 Presentation Site Map indicating heritage item location of South Sea Islander Dry Stone Walls Heritage Management Plan June 2019 Rev 6.0 <ul style="list-style-type: none"> Appendix 1 - Site Layout indicates original area for wall Appendix 5 - Archival Recording Report by Niche Environmental Heritage for Dry Stone Walls Aerial photo of stockpiled blocks away from construction area | As assessed as compliant during the previous audit, the storage area for the heritage items is located outside the construction area of the project, within a protected area (fence). <ul style="list-style-type: none"> The HMP indicates archival process, location decision, surrounding vegetation management and future actions / outcomes for walls. Archival recordings were completed prior to commencement on site by Heritage Specialist. No Aboriginal heritage items have been found on site during construction. No further activities to be undertaken as part of Stage 1. Artefacts are stored safely. Further consultation to be undertaken with South Sea Islander Community for the future use of the heritage items. Resolution will occur at a later stage. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|---|---|---|-------------------|
| | | Site observations | Items are stored under cover at the North Eastern Corner of the site. | |
| A13 | If wall 1, wall 3 and wall 4, identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 19 October 2018, require removal (either in part or full), then archival recording of the walls must be conducted prior to the commencement of Stage 1 works, in consultation with Council. | Archival Recording Report 23 September 2019 | As assessed as compliant during the previous audit, archival recording of the walls was completed prior to the commencement of Stage 1 works. | Compliant |
| Construction Staging | | | | |
| A14 | The project may be constructed in stages. Where staged construction is proposed, a Staging Report must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction. | Site observations, document reviews | Construction is not staged as part of this Planning Approval (SSD 9575). Completion of Stage 1 is achieved upon the completion of piling and sub-structure elements. No change. SSD 1 not staged | Not triggered |
| A15 | The Staging Report must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (c) set out mechanisms for managing any cumulative impacts arising from the proposed staging. | Site observations, document reviews | Construction is not staged as part of this Planning Approval (SSD 9575). | Not triggered |
| A16 | The project must be staged in accordance with the Staging Report, as approved by the Planning Secretary. | Site observations, document reviews | Construction is not staged as part of this Planning Approval (SSD 9575). No change from previous audit | Not triggered |
| A17 | Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage. | Site observations, document reviews | Construction is not staged as part of this Planning Approval (SSD 9575). | Not triggered |
| Staging, Combining and Updating Strategies, Plans, Programs or Drawings | | | | |
| A18 | With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan, program or drawing applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan, program or drawing required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). | Last audit, noted staging documents have been submitted in accordance with the requirements of Condition A18. | No change from previous audit – no staging proposed for SSD 1 | Compliant |
| A19 | If the Planning Secretary agrees, a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent. | Last audit noted revised Tree removal and preservation plan | Normal revisions only – updated and issued to Certifier. | Compliant |
| A20 | If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing. | Last audit, not triggered | No change since previous audit | Not Triggered |
| Applicability of Guidelines | | | | |
| A21 | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. | - | As assessed in the previous audit as compliant | Compliant |
| A22 | Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them. | - | As assessed in the previous audit as compliant, the specifications of condition A22 regarding the applicability of guidelines are adequately addressed. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|---|--|---|-------------------|
| Monitoring and Environmental Audits | | | | |
| A23 | <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p> | <p>Daily Site Diary (28/07/2020) Aconex transmittal sighted. Includes information regarding footings, rectification of site drainage, and at grade car park.</p> <p>Monitoring results (project website)</p> <p>Site observations</p> | <p>As assessed in the previous audit as compliant, regular monitoring is undertaken of the works for Noise and Vibration, Air Quality, Dust and Water Quality</p> <p>The relevant monitoring programs, incident and non-conformance reporting were sighted in the EMP documentation.</p> <p>The initial independent audit was undertaken in August 2019, six (6) weeks after construction commenced and subsequent independent audits have occurred every (6) months.</p> <p>Monitoring for noise and vibration, air quality and complaints are undertaken on a monthly basis and are reported publicly on the project website.</p> <p>Site inspections are undertaken on a weekly basis.</p> | Compliant |
| Access to Information | | | | |
| A24 | <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> i. the documents referred to in condition A2 of Schedule 3 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> | <p>www.tweedvalleyhospital.health.nsw.gov.au/delivery/early-works/early-works-documents</p> <p>CEMP and Subplans June 2020</p> <p>Complaints Register Nov 2020</p> <p>Noise, Dust and Water Results May 2021</p> | <p>Approved Management Plans, complaints register, monitoring results and other management documents are listed on the project website</p> | Compliant |
| Compliance | | | | |
| A25 | <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p> | <p>Builders brief accompanying daily prestart</p> <p>TVH Part B Site Induction Presentation</p> <p>Example of toolbox</p> <p>Early Works High Risk Workshop (for Building Retaining walls and substructure) PowerPoint presentation, Dec 2020</p> <p>Visitors induction Dec 2020 and June 2021</p> | <p>Site induction is undertaken in two parts:</p> <ul style="list-style-type: none"> • Part A – online, general • Part B – on site induction, specific conditions relevant to workers <p>Daily toolbox forms part of the pre-start and builders brief for site wide activities / activities to be aware of / ongoing risks / upcoming environmental concerns</p> <p>A High Risk Workshop occurs prior to subcontractors arriving to site and includes SSD and environmental management requirements.</p> | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|---|--|--|-------------------|
| | | | Subcontractors sign onto Environmental Management Plan. | |
| Advisory Notes | | | | |
| AN1 | All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents. | - | As assessed as compliant during the previous audit | Compliant |
| PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | | |
| Notification of Commencement | | | | |
| B1 | The Department must be notified in writing of the dates of commencement of physical works at least 48 hours before those dates. | 14 June 2019 to commence works on 19 June 2019: letter from HI to DPIE 20 June 2019 to commence work on 16 July 2019: email from HI to DPIE compliance planning | Assessed as compliant during the previous audit, Commencement of investigation work (14 June 2019 to commence works on 19 June 2019: letter from HI to DPIE) Start of physical works (20 June 2019 to commence work on 16 July 2019: email from HI to DPIE compliance planning) | Compliant |
| B2 | If the Stage 1 construction works are 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. | No staging for early works | Assessed as not triggered during the previous audit – no change | Not triggered |
| Certified Drawings | | | | |
| B3 | Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent. | Robert Bird – Civil and Structural engineer Signatures witnessed on structural and civil drawings Qualifications of engineers sighted | Assessed as compliant during the previous audit. | Compliant |
| Protection of Public Infrastructure | | | | |
| B4 | Before the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Certifying Authority and Council. | Consultation with service providers document sighted <ul style="list-style-type: none">form of meeting minutes, summary of correspondence, (essential energy: replies and conversation taking place, electrical, NBN), community stakeholder meeting minutes TSA uploaded dilapidation reports to Tweed Council online portal. Pre-construction dilapidation report witnessed outlines the relevant conditions. <ul style="list-style-type: none">Included areas assessed (sighted as just before and just after project boundary on Cudgen Road [private property going onto road and northern row of Tafe], | Assessed as compliant during the previous audit. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--|--|---|---|--|--|------|--|--|---|--|--|--|--|---------------------------------|---------------------------|---|--|------|------------|---|------|------------|-----------------------------------|------|------------|---|---|------------------|
| | | roads, gutters and pathway reports sighted). BMG (Blackett Maguire & Goldsmith) certifier: sighted issue of report, response received with crown certificate. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Biodiversity | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B5 | <p>Prior to carrying out of the Stage 1 construction works that would impact on biodiversity values, the following credits must be retired to offset the residual biodiversity impacts of the development:</p> <p>a) ecosystem credits as specified in Table 1:</p> <p><i>Table 1 Ecosystem credits required to be retired - like for like</i></p> <table border="1" data-bbox="305 625 1026 968"> <thead> <tr> <th>Impacted community type</th> <th>plant</th> <th>Number of ecosystem credits</th> <th>IBRA sub-regions from which the credit can be sourced</th> <th>Plant community type(s) that can be used to offset the impacts from development</th> </tr> </thead> <tbody> <tr> <td>PCT 1302 - White Booyong – Fig subtropical rainforest of the NSW North Coast Bioregion</td> <td></td> <td>3.00</td> <td>Burringbar-Conondale Ranges, Scenic Rim and Sunshine Coast-Gold Coast Lowlands or Any IBRA subregion that is within 100 Kilometres of the outer edge of the impacted site.</td> <td>Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions (including PCT's 669, 670, 770, 845, 886, 887, 1068, 1201, 1275, 1302, 1525, 1527, 1528, 1529, 1533, 1534, 1535, 1541, 1545)</td> </tr> <tr> <td>Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions endangered ecological community</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>b) species credits as specified in Table 2:</p> <p><i>Table 2 Species credits required to be retired – like for like</i></p> <table border="1" data-bbox="305 1056 1026 1287"> <thead> <tr> <th>Impacted species credit species</th> <th>Number of species credits</th> <th>IBRA sub-regions from which the credit can be sourced</th> </tr> </thead> <tbody> <tr> <td><i>Coeranoscincus reticulatus</i> Three-toed Snake-tooth Skink</td> <td>6.00</td> <td>Any in NSW</td> </tr> <tr> <td><i>Cryptocarya foetida</i> Stinking Cryptocarya</td> <td>2.00</td> <td>Any in NSW</td> </tr> <tr> <td><i>Ninox strenua</i> Powerful Owl</td> <td>6.00</td> <td>Any in NSW</td> </tr> </tbody> </table> | Impacted community type | plant | Number of ecosystem credits | IBRA sub-regions from which the credit can be sourced | Plant community type(s) that can be used to offset the impacts from development | PCT 1302 - White Booyong – Fig subtropical rainforest of the NSW North Coast Bioregion | | 3.00 | Burringbar-Conondale Ranges, Scenic Rim and Sunshine Coast-Gold Coast Lowlands or Any IBRA subregion that is within 100 Kilometres of the outer edge of the impacted site. | Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions (including PCT's 669, 670, 770, 845, 886, 887, 1068, 1201, 1275, 1302, 1525, 1527, 1528, 1529, 1533, 1534, 1535, 1541, 1545) | Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions endangered ecological community | | | | | Impacted species credit species | Number of species credits | IBRA sub-regions from which the credit can be sourced | <i>Coeranoscincus reticulatus</i> Three-toed Snake-tooth Skink | 6.00 | Any in NSW | <i>Cryptocarya foetida</i> Stinking Cryptocarya | 2.00 | Any in NSW | <i>Ninox strenua</i> Powerful Owl | 6.00 | Any in NSW | <p>Greencap ecologist engaged through TSA – completed biodiversity offset credits. Credit report sighted, species in Table 2 and credits sighted as correct.</p> <p>BAM Biodiversity Credit Report (like for like) dated 22/1/19</p> <p>DPIE Letter to HI dated 12/7/19</p> | <p>Assessed as compliant during the previous audit. DPIE letter confirms compliance with this condition</p> | <p>Compliant</p> |
| Impacted community type | plant | Number of ecosystem credits | IBRA sub-regions from which the credit can be sourced | Plant community type(s) that can be used to offset the impacts from development | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PCT 1302 - White Booyong – Fig subtropical rainforest of the NSW North Coast Bioregion | | 3.00 | Burringbar-Conondale Ranges, Scenic Rim and Sunshine Coast-Gold Coast Lowlands or Any IBRA subregion that is within 100 Kilometres of the outer edge of the impacted site. | Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions (including PCT's 669, 670, 770, 845, 886, 887, 1068, 1201, 1275, 1302, 1525, 1527, 1528, 1529, 1533, 1534, 1535, 1541, 1545) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions endangered ecological community | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impacted species credit species | Number of species credits | IBRA sub-regions from which the credit can be sourced | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Coeranoscincus reticulatus</i> Three-toed Snake-tooth Skink | 6.00 | Any in NSW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Cryptocarya foetida</i> Stinking Cryptocarya | 2.00 | Any in NSW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Ninox strenua</i> Powerful Owl | 6.00 | Any in NSW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B6 | <p>The requirement to retire like – for – like ecosystem credits and like – for – like species credits in condition B5 of Schedule 3 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits / species credits, as calculated by the Biodiversity Offsets Payment Calculator.</p> | <p>Biodiversity payment summary report dated 26/6/19</p> | <p>Assessed as compliant during the previous audit.</p> | <p>Compliant</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B7 | <p>Evidence of retirement of credits in condition B5 or payments to the Biodiversity Conservation Fund in satisfaction of condition B6 must be provided to the Planning Secretary for approval prior to the commencement of the Stage 1 works that would impact on the biodiversity values.</p> | <p>Tax invoice from NSW Biodiversity Conservation trust for total amount. Email correspondence of payment confirmation from TSA to HI. Section 6.33 Certificate witnessed (5 July 2019) confirms the offsets have been accounted for.</p> | <p>Assessed as compliant during the previous audit.</p> | <p>Compliant</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Contamination | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B8 | <p>Prior to the commencement of any construction works on the Site as part of this development consent, the Applicant must engage a Site Auditor accredited by the NSW Environment Protection Authority under the Contaminated Land Management Act 1997, for the full duration of additional soil investigation works / additional contamination assessment (as required by this development consent), the remediation works programme, post remedial validation works and preparation and / or implementation of management plans.</p> | <p>The NSW EPA accredited Site Auditors for the development consent are Andrew Lau & Arthur Teo (JBS&G)</p> | <p>Assessed as compliant during the previous audit.</p> | <p>Compliant</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | Letter sighted (29 May 2019) – issued to the Certifying Authority (and DPIE approving the auditors). | | |
| B9 | <p>The Applicant must undertake the following additional investigation of soil and groundwater contamination in the vicinity of the demolished farm shed area, the potential sheep dip structures on the site, the farm dump areas after the removal of the surface slabs and other infrastructure, and the farm dam, prior to the commencement of any construction works in relation to Stage 1 of the development (excluding remediation works) to these areas of the Site.</p> <p>The further assessment must include:</p> <ul style="list-style-type: none"> a) soil testing at depths to delineate the vertical extents of any fill materials, and contamination (beyond the previously conducted investigation limits of 0.3m depth); b) groundwater monitoring, including gauging and sampling; and c) tests for all relevant contaminants of concern including but not limited to arsenic. | <p>Groundwater and soil investigation report sighted (August 2019) prepared by Cavvanba consulting.</p> <p>Scope for remediation consultant sighted.</p> | <p>Assessed as compliant during the previous audit.</p> <p>All remediation has now been completed. Final Report issued by CAVANNBA and EPA site audit statement issued</p> <p>No further remediation required</p> | Compliant |
| B10 | <p>An additional Soil and Groundwater Investigation Report, delineating the extent of any contaminants found in carrying out the investigations in accordance with condition B9 of Schedule 3, must be reviewed and endorsed by the Site Auditor (as required by condition B8 of Schedule 3), and a copy of the Report and interim site audit advice endorsing the Report must be submitted to the Certifying Authority and Planning Secretary.</p> | <p>Interim site audit advice received from JBS&G (email sighted) reporting satisfaction with RAPs. Submission to CA and DPIE sighted. Site audit statement, NSW EPA sighted.</p> | <p>Assessed as compliant during the previous audit.</p> | Compliant |
| B11 | <p>If the additional Soil and Groundwater Investigation Report, required by condition B10 of Schedule 3, concludes that there are elevated levels of contamination in the investigation areas, then the following documents must be updated (as required) to include additional remediation strategies addressing the results of the additional investigations:</p> <ul style="list-style-type: none"> a) Remedial Action Plan (RAP) Addendum for the Residential House (18084 R02) and the Farm Shed (18084 R04) dated January 2019 prepared by Cavvanba Consulting; and b) Remedial Action Plan dated 1 February 2019 prepared by Octief. <p>The updated RAPs (if required) must be endorsed by the engaged Site Auditor, and a copy of the updated RAPs accompanied by interim site audit advice from the Site Auditor endorsing the documents must be submitted to the Planning Secretary prior to the commencement of the remediation works on the Site.</p> | <p>The updated RAP for the House was approved with the auditor stating they have no further comments (via aconex correspondence)</p> | <p>All remediation has now been completed. Final Report issued by CAVANNBA and EPA site audit statement issued</p> <p>No further remediation required</p> | Compliant |
| B12 | <p>The assessment and management of identified contaminants on the Site must be undertaken having regard to guidelines made or endorsed by the NSW EPA including but not limited to:</p> <ul style="list-style-type: none"> a) Sampling Design Guidelines (NSW EPA, 1995) www.epa.nsw.gov.au/resources/clm/95059sampgdline.pdf; b) Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA, 2017) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-thensw-site-auditor-scheme-third-edition; c) Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH 2011) www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf; d) Guidelines for the Assessment and Management of Groundwater Contamination (NSW DEC 2007); e) The National Environment Protection (Assessment of Contamination) Measure 1999 (as amended 2013, NEPC 2013); f) Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018); and g) Australian and New Zealand Guidelines for Fresh and Marine Water Quality - Water Quality for primary industries (ANZECC 2000). | <p>Contaminated Land Management Plan Soil and Groundwater investigation plan</p> | <p>Assessed as compliant during the previous audit, and management plans have been prepared to address the requirements of Condition B12.</p> | Compliant |
| B13 | <p>The updated RAP (if required as per condition B11 of Schedule 3) must include:</p> <ul style="list-style-type: none"> a) an unexpected finds contamination procedure to ensure that potentially contaminated material is appropriately managed; | <p>Updated RAPs sighted.</p> <ul style="list-style-type: none"> a) Procedure sighted b) Remediation plan included – with reference to | <p>Assessed as compliant during the previous audit, the updated RAPs include construction, health, safety and environment with reference to the project H&S plan.</p> | Compliant |

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| | <p>b) a Construction Health, Safety and Environment Management Plan to mitigate risks to site workers and environment during the development arising from exposures to potential contamination.</p> | <p>exposure, medical clinic/hospital details</p> <p>Letter confirming works are to be in accordance with management plans and RAPs.</p> <p>Final Site Audit Statement</p> | | |
| B14 | <p>Where any material identified as contaminated is to be disposed off-site, the disposal location and results of soil testing must be submitted to the Planning Secretary prior to its removal from the site.</p> | <p>Evidence of disposal permit processes were sighted including:</p> <ul style="list-style-type: none"> • Approval of disposal permit 27 August 2019. • Submitted to DPIE on 12 November 2019. • Approval of disposal permit 3 October 2019. <p>Email correspondence sighted with classification of soil as general solid waste 24 September 2019</p> <p>Waste from Farm pit classified as general solid waste (confirmed not contaminated).</p> <p>QLD Disposal permit for the removal of asbestos application. Material taken to QLD waste facility</p> | <p>As assessed as compliant in the previous audits, contaminated material has been appropriately disposed off-site. Evidence of disposal permits, and correspondence relating to waste classification were provided during the audit.</p> <p>No additional contaminated material has been disposed offsite other than the material disposed previously.</p> <p>No further offsite disposal since previous audit. All remediation works have been completed and Site Auditor Statement issued</p> | Compliant |
| B15 | <p>A Hazardous Materials Management Plan (HMMP) must be prepared and submitted to the Site Auditor for review and approval, prior to the commencement of the remediation works on the Site. The HMMP must satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 'asbestos wastes'.</p> | <p>HMMP sighted.</p> <p>Review Comments and approval sighted (JBS&G).</p> | Assessed as compliant during the previous audits. | Compliant |
| B16 | <p>The following documents with all details of the proposed remediation / hazardous management (as required by conditions B11 to B15 of Schedule 3) and validation strategies must be provided to the Site Auditor for review and approval, prior to remediation works commencing on the Site:</p> <p>a) a Site Plan identifying all areas that need to be remediated;</p> <p>b) a Works Plan;</p> <p>c) a Validation Sampling and Analysis Quality Plan (VSAQP); and</p> <p>d) a Work Health and Safety Plan (WHSP).</p> <p>A copy of the document, accompanied by interim site audit advice from the Site Auditor endorsing the document, must be submitted to the Certifying Authority.</p> | <p>This has been completed as part of the HMMP issued to site auditor.</p> <p>Review Comments and approval for Works Plan sighted (JBS&G).</p> <p>Cavvanba completed and issued to Auditor.</p> <p>Feedback from JBSG for WHSP sighted.</p> <p>The feedback sheet from JBSG sighted.</p> | Assessed as compliant during the previous audits. | Compliant |
| B17 | <p>Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan Addendum for the Residential House (18084 R02), Remedial Action Plan Addendum for the Farm Shed (18084 R04) dated January 2019 prepared by Cavvanba Consulting, Remediation Action Plan prepared by OCTIEF PTY LTD dated 1 February 2019 and the additional updated recommendations in accordance with condition B11 and B13 of Schedule 3.</p> | <p>Updated RAPs</p> <p>Final validation report November 2019</p> <p>Submission evidence to the DPIE sighted.</p> | <p>Assessed as compliant during the previous audits remedial works have been completed, backfilled and gravelled.</p> <p>Stringent requirement (0 asbestos fibres) was achieved. Updated RAPs have been submitted to the DPIE. Validation Report completed by Cavvanba.</p> <p>No further remediation undertaken since previous audit.</p> | Compliant |
| B18 | <p>The appointed Site Auditor must prepare a Site Audit Report and Section A Site Audit Statement for all parts of the Site identified in the Site Plan in condition B16(a) of Schedule 3, upon completion of remedial works, remediation validation program, and management of hazardous or residual contaminated material in accordance</p> | <p>Site Audit Report and Site Audit Statement provided by JBS&G 22 November 2019</p> | Assessed as compliant during the previous audits, all Cavvanba work is validated in the Site Audit Report and provides the clearance certificate/statement for the site. | Compliant |

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| | with conditions B11 to B15 of Schedule 3. The Site Audit Report and Section A Site Audit Statement must verify that the relevant parts of the site (as identified in condition B16 of Schedule 3) have been remediated in accordance with the RAP (as updated), other identified validation strategies in condition B16 of Schedule 3 and is suitable for the hospital land use. | | | |
| B19 | The Site Audit Statement is to be submitted to the satisfaction of the Certifying Authority, prior to the commencement of construction works in relation to Stage 1 of the development, to those areas of the Site requiring remediation in the Site Plan required by condition B16(a) of Schedule 3. | Site Audit Statement JBS&G 22 November 2019 Correspondence BM+G provided statement on 14 Jan 2020 | Assessed as compliant during the previous audits, no waste was reused on site (no asbestos mounds). Site Audit Statement issued to the certifier (BMG) to certify statement. | Compliant |
| Utilities and Services | | | | |
| B20 | Before the construction of each utility works (such as hydraulic, sewer, electricity, telecommunications etc.) associated with the development, the Applicant must: <ul style="list-style-type: none"> a) obtain an agreed approach with Council regarding the proposed water and sewer headworks and the associated connections from Council for Stage 1 works and the future Stage 2 application; b) apply to Council for connections to Council's water supply and sewerage infrastructure; and c) obtain relevant approvals from Council (including payment of any financial contributions for water and sewer connections where applicable), the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services. | <p>Tweed Valley Hospital Water Meter Connection Application 2019 Tweed Valley Hospital Water Meter Connection Quote January 2020</p> <p>Record of fees paid to Tweed Valley Council.</p> <p>Electrical Consent Form (Gosling/Essential Energy) 27 October 2020 Signed connection agreement between HI and Essential Energy. 16/7/2020</p> <p>Draft application (Data Carriage Request Form) - Internal form to Dept of Health procurement</p> <p>Confirmation email from Origin 20/4/20 that gas can be supplied to the site</p> <p>Application to Tweed Valley Council for Sewage Injection Facility (Dec 20) OSKA Stamped and approved design drawings for sewer rising main connection Tweed Shire Council Approval for Sewage Reticulation date issued – 20/5/2021</p> | <p>Application to Tweed Shire Council and quote sighted as part of the audit.</p> <p>Connection to electricity network and sewerage system have not been applied for, works have not commenced. Application process has been initiated. Electrical application</p> <p>Provisions have been installed for future communication network. Procurement of services has commenced. Technically not triggered as construction of services is yet to commence Water mains connection has been installed by Council</p> <p>SAE appointed contractor have been appointed to undertake the electrical connection works.</p> <p>Sewage Pumping Station to be installed on site will be</p> <p>Electrical services are yet to be installed</p> <p>No permanent gas infrastructure proposed. Sewer rising mains design plans have been stamped and approved by Tweed Shire Council</p> | Not Triggered |
| Community Communication Strategy | | | | |
| B21 | A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, 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: <ul style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; | Community Communication Strategy prepared by HI: <ul style="list-style-type: none"> a) Section 2: Stakeholders b) Section 3: Communication tools c) Section 4: Feedback mechanisms and procedures | Complaints Register: <ul style="list-style-type: none"> • Minimal complaints received (11) over the life of the Project (as of the date of the audit) • Zero Complaints Received since last audit (last complaint July 2020 relating to odour) • Complaints register is updated and published monthly on the project website | Compliant |

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| | <ul style="list-style-type: none"> b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to the Stage 1 construction works, including disputes regarding rectification or compensation. | <p>Site diary (15/07/2020) – Supervisor documented communication with complainant</p> <p>Community notice outlining upcoming work, December 2019 and January 2020, sighted.</p> <p>Complaints Register updated to 31 May 2021</p> | <ul style="list-style-type: none"> • 4 complaints received during the audit period. Details of the complaints and close-out actions are provided on the TVHA website | |
| B22 | The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any Stage 1 construction works. | Email 18 June 2019 from HI to DPIE sighted. | Assessed as compliant during the previous audits, the Community Communication Strategy has been submitted to the Planning Secretary and is available on the project website. | Compliant |
| B23 | 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. | Approval letter 8 July 2019 from Secretary to HI sighted. | Assessed as compliant during the previous audits. | Compliant |
| Environmental Management Plan Requirements | | | | |
| B24 | <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> a) detailed baseline data; b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above. e) a contingency plan, including relevant timeframes, to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria; f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (iv) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p> | <p>Environment, Health and Safety Management Plan (24/6/20, Issue No. 10.3)</p> <p>Online platform used for monitoring and reporting called 'enablon'</p> <p>Weekly site inspection/observations form</p> | <p>Assessed as compliant by previous audit</p> <p>The SSD conditions are listed in a compliance table at the start of each management plan and cross referenced to the section within the document.</p> <p>Managing and reporting in relation to the environmental management plans is implemented through:</p> <ul style="list-style-type: none"> • Daily inspections • Daily checklists • Application for supervisor/engineering review <ul style="list-style-type: none"> ○ Actions and timelines are managed via the inspection application ('enablon') on the tablet ○ App includes prompts. Managers are able to view open and closed observations. Dashboard for tracking actions can be viewed. | Compliant |
| Construction Environmental Management Plan | | | | |
| B25 | The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: | Environment, Health and Safety Management Plan (24 June 2020, Issue No. 10.3) | The Construction Environmental Management Plan has been prepared and included as part of the Project | Compliant |

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| | <p>a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>b) Construction Traffic and Pedestrian Management Sub-Plan (condition B27 Schedule 3);</p> <p>c) Construction Noise and Vibration Management Sub-Plan (condition B28 Schedule 3);</p> <p>d) Construction Waste Management Sub-Plan (condition B29 Schedule 3);</p> <p>e) Construction Soil and Water Management Sub-Plan (condition B30 Schedule 3);</p> <p>f) Flood Emergency Response Sub-Plan (condition B31 Schedule 3);</p> <p>g) Construction Air Quality Management and Dust Management Sub-Plan (condition B32 Schedule 3);</p> <p>h) details of location of protective fencing (exclusion fence) to protect the vegetation on the Site, identified for retention in the approved plans in condition A2 of Schedule 3;</p> <p>i) details to demonstrate that the proposed exclusion fence on the site would not impinge on species movement within the site and the adjoining 'coastal wetlands' during the construction works;</p> <p>j) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>k) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure including the recommendations of the Aboriginal Cultural Heritage and Archaeological Report prepared by Niche Environment and Heritage dated 11 October 2018;</p> <p>l) an unexpected finds protocol for archaeological deposits within the identified rubbish areas of the site as recommended by Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 19 October 2018 and associated communications procedures;</p> <p>m) procedures to retain the stone walls identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 19 October 2018 and conditions A12 and A13 of schedule 3 (where possible);</p> <p>n) 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; and</p> <p>o) mitigation measures against mosquitos and biting insects for construction workers and measures to minimise mosquito breeding on the existing sediment basins, where feasible and ensuring the correct function of the basins and protection of the surrounding environment.</p> | <p>Contamination Management Plan, (17 September 2020 Revision No. 4.1)</p> <p>Heritage and Archaeological Management Plan, (16 June 2020 Revision No. 11.3)</p> <p>Noise and Vibration Management Plan, (16 June 2020 Revision No. 8.1)</p> <p>Air Quality Dust Management Plan, (23 June 2020 Revision 9.2)</p> <p>Flood Emergency Response Management Plan, (6 June 2020 Revision No. 7.1)</p> <p>Waste Management Plan, (30 July 2020 Revision No. 7.2)</p> <p>Soil and Water Management Plan, (10 March 2020 Revision No. 9.1)</p> <p>Construction Traffic and Pedestrian Management Sub Plan, (2 October 2020 Revision 4)</p> | <p>Construction Environmental, Health and Safety Management Plan. The CEHSMP has been prepared to address the requirements of condition B25</p> <p>CEMP – latest revision 24/6/2020 kept on the website All subplans revised and updated to website within the last 6 months</p> <p>Previous audit recommendation to ensure latest revision of Environmental Management Plans are kept on the website has been addressed</p> <p>Stage 1 Management Plans have now been superseded by Stage 2.</p> | |
| B26 | The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary. | Certifying Authority approval in the crown certificate (15 July 2019) Correspondence – email 12 July 2019 HI to DPIE | Assessed as compliant during previous audits. | Compliant |
| B27 | <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with TfNSW, RMS and Council; c) demonstrate that all construction vehicles can enter and leave the Site in a forward direction; d) demonstrate that the swept path of the longest vehicle entering and exiting the Site in association with the construction works, would be in accordance with AUSTROADS; e) detail the measures to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians, bus services and slow-moving agricultural vehicles using the same road network as the construction vehicles; | Construction Traffic and Pedestrian Management Sub Plan, (2 October 2020 Revision 4) | As assessed as compliant during previous audits, the Construction Traffic and Pedestrian Management Sub-Plan has been prepared to address condition B27. | Compliant |

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| | <ul style="list-style-type: none"> f) include a procedure for identifying additional impacts and recording the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts; g) include a procedure to manage the movement of slow-moving agricultural vehicles (tractors etc.) on Tweed Coast Road and Cudgen Road along with the construction traffic (specifically heavy vehicles); h) detail heavy vehicle routes (including separate access routes for vehicles entering and leaving the Site), access and parking arrangements and demonstrate that all heavy vehicles routes would be via arterial / regional roads only (such as Tweed Coast Road) prior to entering Cudgen Road, and not via any of the local roads within the Kingscliff urban area (such as Kingscliff Street or Pearl Street); i) includes details that specify that the total number of daily two-way movements for heavy vehicles (as identified in the Traffic Impact Assessment Report prepared by Bitzios dated 18 October 2018), to and from the Site during Stage 1 works is restricted to 70 with the exception of allowing 120 two-way movements for heavy vehicles for a period of six weeks (temporarily) during removal of excess soil from the site due to bulk earthworks; j) include details to demonstrate that all heavy vehicle access to / from the Site would occur outside of the identified morning peak period (8am – 9am) and afternoon peak period (2:45pm – 4:15pm); k) include a Traffic Control Plan (TCP) to manage road closures and the works within the Cudgen Road reserve and the Cudgen Road / Turnock Street roundabout; l) include a Driver Code of Conduct to: <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. m) include a program to monitor the effectiveness of these measures; and n) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes; and o) include all additional traffic management measures in the Construction Traffic Pedestrian Management Sub Plan prepared by Bitzios dated 16 March 2020 [SSD-9575-Mod-2] | | | |
| B28 | <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) (provide details of all the residential and non-residential receivers in Catchments A, B and C, the Kingscliff TAFE and Kingscliff High School as identified in the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018; c) describe procedures for achieving the noise management levels outlined in the EPA's Interim Construction Noise Guideline (DECC, 2009) and the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers; d) incorporate all reasonable and feasible noise mitigation measures and construction methods during the proposed Stage 1 construction works so that the project specific construction noise management levels (NMLs) at all the identified receivers (B28(b) of Schedule 3), for standard construction hours (air borne, and ground borne), as provided in the following documents are maintained (where possible): <ul style="list-style-type: none"> (i) Section 5.2 of the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018; and (ii) Section 2.4.4 of the document Additional Stage 1 Works – Site Access and Associated Road Works dated 18 January 2019. e) identify the construction activities (such as piling, rock crushing, continuous noise generating activities for multiple days / or during weekends) with the associated predicted construction noise levels, that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(15min), at the identified the residential and non residential receivers in Catchments A / B, Kingscliff TAFE and Kingscliff High School; | <p>Noise and Vibration Management Plan, (16 June 2020 Revision No. 8.1)</p> <p>Noise and Vibration Monitoring Assessment Reports (July - October 2020)</p> <p>Complaints Register May 31 2021.</p> <p>Plant Register</p> <p>Plant inspection checklist. 3/6/2021</p> <p>Plant register of dated 16/6/21</p> | <p>Noise and Vibration Management Sub-Plan has been prepared to address Condition B28</p> <p>Three noise and vibration monitors are located on site: observed to be in place – monitoring reports are published on the website – Noise and Vibration monitoring reports are on the website and are up to date.</p> <ul style="list-style-type: none"> • Prior to undertaking any vibration work, the plant and equipment is assessed to confirm the potential impact to sensitive receivers. <ul style="list-style-type: none"> ○ The Project has: <ul style="list-style-type: none"> ▪ Limits for residential ▪ Limits for structures (TAFE) ▪ Limits for human comfort • Noise levels are conservatively measured at the boundary of the site. <p>No noise or vibration complaints have been received</p> <p>No noise exceedances have occurred since previous audit</p> | Compliant |

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| | <p>f) describe the management and mitigation measures to be implemented when the predicted construction noise levels for the above construction activities exceed 75dB(A) LAeq(15min) at the residential and non-residential receivers in Catchments A / B, Kingscliff TAFE and Kingscliff High School, including (but not limited to):</p> <ul style="list-style-type: none"> (i) proposing suitable location of the noise generating equipment (including the location of the rock crusher within the site) so that the predicted construction noise levels at the residential and non-residential receivers in Catchments A / B can be lowered (up to 19dB); (ii) intra-day respite periods (such as one hour of respite every three hours or exclusion of such works on the Saturdays); (iii) scheduling of the noisy activities outside the sensitive times of the day and specific periods of the year (such as examination time for educational establishments, between 7am – 9am in the morning, 12noon – 2pm in the afternoon); (iv) equipment-specific temporary screening for noisy equipment or use of noise control measures in AS 2436; (v) use of noise shields (such as hoardings up to 2.4m in height) along the specific boundaries facing the identified sensitive receivers; and (vi) construction methods and procedures to reduce noise predicted to be generated during the roadworks, roundabout improvement and vehicular access points associated within the development. <p>g) include details of noise monitoring procedures and the location of the loggers on the eastern and southern boundaries of the Site, facing the sensitive receiving catchments, to record the noise levels generated by the construction activities, and to ensure that appropriate notification occurs in the event that the construction noise level exceeds 75dB(A) LAeq(15min) at a receiver, so that mitigation measures can be incorporated on the Site at that time;</p> <p>h) provide details of the surveys of each of the key vibration generating activity / equipment and the predicted vibration levels of the equipment;</p> <p>i) include details of vibration monitoring techniques to be implemented when vibration levels exceed the prescribed criteria identified in the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018 and addendum document Additional Stage 1 Works – Site Access and Associated Road Works dated 18 January 2019;</p> <p>j) include strategies that have been developed with the community (specifically residents in Catchments A and B), Kingscliff TAFE and Kingscliff High School for managing high noise and vibration generating works;</p> <p>k) describe the community consultation undertaken to develop the strategies in condition B28(g) of Schedule 3; and</p> <p>l) include details of a complaints management system that would be implemented for the duration of the construction.</p> | | <p>All results from vibration monitoring undertaken during were below the threshold used to assess the effects of short-term vibration on structures according to DIN 4150-3:2016.</p> <p>No high impact activities observed during the audit</p> | |
| B29 | <p>The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and 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. | <p>Construction Waste Management Sub-Plan (7 February 2020 Revision 6)</p> | <p>As assessed as compliant during previous audits, the Construction Waste Management Sub-Plan has been prepared to address Condition B29</p> | Compliant |
| B30 | <p>The Construction Soil and Water Management Plan (CSWMS) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in accordance with the approved plans in condition A2 of Schedule 3; b) describe all erosion and sediment control measures to be implemented during construction in accordance with the approved plans in condition A2 of Schedule 3 and the publication Managing Urban Stormwater Soils and Construction, 4th Edition published by Landform ('Blue Book'); | <p>Construction Soil and Water Management Plan Sub-Plan sighted. (10 March 2020 Revision 9.1)</p> <p>Surface Water Quality Monitoring Results & Reports , July - October 2020</p> | <p>Sediment basins calculations confirmed Rev 7 Feb 2020 updated – basins are still in place and appear to be operating effectively</p> <p>Slopes and batters now protected with groundcover. Hardstands and roads are being progressively installed.</p> <p>Sediment bags installed around drains</p> | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | <p>c) provide details demonstrating that the existing sediment basin at the north-western corner of the site has a minimum volume of 4000 cubic metres;</p> <p>d) include an Acid Sulfate Soils Management Plan, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas (if any);</p> <p>e) include details of all the alternate flocculants to be used in the existing sediment basins on the Site including "Turbiclear" as recommended by Greencap in a letter dated 10 April 2019;</p> <p>f) 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);</p> <p>g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events during Stage 1 construction works, including, but not limited to 1 in 1-year ARI (Annual Recurrence Interval), 1 in 5-year ARI and 1 in 100-year ARI);</p> <p>h) include details of all off-site flows from the Site to demonstrate that the peak flows from the Site into the wetland do not exceed the pre-development flows;</p> <p>i) include details of maintenance and monitoring programme in relation to the four sediment basins (stormwater retention and water quality treatment devices), recording and reporting details, relevant contact information and Work Health and Safety requirements to ensure that the proposed stormwater quality measures remain effective for the duration of Stage 1 works; and</p> <p>j) provide details of the water quality monitoring techniques to be adopted to ensure that the pre-development water quality levels are maintained (except large flood events including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI) during construction works. The water quality monitoring locations and targets must comply with the recommendations of the BDAR.</p> | <p>Site Observations</p> | <p>No discharges off site since previous audit due to dry conditions.</p> <p>TVH Basin Water Discharge Procedure has been developed in response to the previous audit finding and generally satisfies the requirement. It has been included as Appendix M (Sediment Basin – Water Discharge Procedure) and Appendix N (Sediment Basin – Water Discharge Permit) in the CSWMSP.</p> <p>The Procedure contains 'normal' and 'emergency' scenarios' in an event for rain and approved parameters for discharge.</p> <p>As per the recommendations in the previous audit, the TVH Basin Water Discharge Procedure has been updated to include:</p> <ul style="list-style-type: none"> • The volume of a rainfall event that would trigger an emergency / uncontrolled discharge from the basin • Detail regarding the requirement to empty/dewater sediment basins within 5 days post rainfall event • NTU / TSS correlation and ongoing verification <p>An attempt at NTU / TSS correlation has occurred, which includes data from one (1) previous rainfall event. Additional data is required (i.e. 10 events), for the correlation to be robust. Ongoing verification has been attempted however due to lack of rainfall and discharge events it has not been able to be progressed</p> <p>The dewatering procedure has not been enacted on site. External consultant (EcoTeam) has undertaken water quality sampling within the four (4) sediment basins in February 2020.</p> <p>Erosion and Sediment Control Plan (ESCP) sighted 30 July 2020 – No further update – site now stabilised</p> <p>Stockpile is about to be removed and observed to be less than 3m in Height. Site has been stabilised with erosion and sedimentation risk reduced significantly.</p> | |
| B31 | <p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s);</p> <p>b) address the provisions of the Floodplain Risk Management Guideline (OEHL, 2007);</p> <p>c) include details of:</p> <p>(i) the flood emergency responses during the Stage 1 works;</p> <p>(ii) flood warning time and flood notification;</p> <p>(iii) assembly points and evacuation routes for the contractors and employees;</p> | <p>Flood Emergency Response Sub-Plan sighted. (16/6/2020) Rev 7.1</p> <p>Emergency Rescue scenario drill report, 3 June 2020, sighted.</p> | <p>Flood Emergency Response Sub-Plan has been prepared to address Condition B31.</p> <p>No flooding issues observed during the audit.</p> | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | <ul style="list-style-type: none"> (iv) evacuation and refuge protocols; and (v) awareness training for employees and contractors. | | | |
| B32 | <p>The Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with NSW EPA and the Council; b) describe the measures that would be implemented on site to ensure: <ul style="list-style-type: none"> (i) the control of air quality and odour impacts of the Development, in particular, during rock crushing and piling activities; (ii) that these controls remain effective over time; (iii) that all reasonable and feasible air quality management practice and measures are employed, with specific reference to the rock crushing and piling activities, including the relevant measures listed in Appendix 2 of this document; (iv) the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and (v) compliance with the relevant conditions of this consent. c) include performance objectives for monitoring dust and ensuring no off-site air quality impacts to users of Kingscliff TAFE, and nearby residences and other businesses; d) includes an air quality monitoring program that: <ul style="list-style-type: none"> (i) is capable of evaluating the performance of the construction works; (ii) includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints; (iii) adequately supports the air quality performance objectives; and (iv) evaluates and reports on the effectiveness of air quality management for the construction works. e) details on monitoring weather conditions and communicating changing conditions to the workforce; and f) stop work procedures if performance objectives are not being met. | <p>Air Quality Sub-Plan sighted. (7 February 2019 Revision No. 9)</p> <p>Recent update 23/6/20 (rev 9.2)</p> | <p>As assessed as complaint during previous audits, the Air Quality Management and Dust Management Plan has been prepared to address condition B32.</p> | Compliant |
| Biodiversity Management Plan | | | | |
| B33 | <p>The Applicant must prepare a Biodiversity Management Plan for the Stage 1 works (Stage 1 BMP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) all recommendations to mitigate the direct, indirect and prescribed impacts for Stage 1 works contained in the endorsed BDAR, the MNES Report and the management and mitigation measures in Appendix 2; b) details of measures to protect the vegetation on the northern part of the Site, specifically the coastal wetlands mapped under Coastal Management SEPP; c) details of measures to protect all trees identified for retention in Drawing No LS-DWG-01-001, Rev 8, <i>Tree Removal and Preservation Plan</i> prepared by Turf Design dated 10.10.2019 and in the <i>Preliminary Arboricultural Report</i> prepared by Arbor safe dated 17 October 2018; d) the feasibility of translocation of the one <i>Cryptocarya foetida</i> proposed to be removed from the Site; e) a Vegetation Management Sub-Plan (VMP) for the Site during the construction works; f) a Habitat Management Sub-Plan (HMP) for the identified threatened species, ecological endangered communities (EEC) and threatened ecological communities (TEC) including the Koala food trees Zone 6; g) A Fauna Management Sub-Plan (FMP) for the Site including details of impacts and proposed mitigation measures due to impact on movement, construction traffic, proposed construction hours, details of any fencing, restricting developments in identified areas, light spill, construction noise and on-site crane movements; and h) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected. | <p>Biodiversity Management Plan Stage 1 sighted June 2019, prepared by Greencap.</p> <p>Tree Protection Zone signage – observed to be in place</p> <p>Site Observations</p> <p>Biodiversity Management Plan Site Visit Audit Report (Greencap December 2020)</p> <p>Boyd's Bay email 22/Dec 2020</p> <p>Weed maintenance records</p> | <p>Photos of protective fencing in place, tree-protection zones and no-go signage were provided during the audit and observed to be maintained.</p> <p>No weed proliferation observed during audit minimal weeds on site.</p> <p>Weeding is undertaken of the Biodiversity Area</p> <p>The December 2020 Audit found that the non service</p> <p>Recent audit undertaken by Greencap in December 2020. Demonstrates compliance with all but one action of the BMP relating to the translocation of a threatened species. <i>Cryptocarya foetida</i></p> <p>In response to the recommendation, the Project ecologist Boyd's Bay Ecologist (have undertaken a further inspection of the tree on 4/4/2020 and noted that the health of the tree is still in a rapid state of decline. The ecologist noted that several saplings of the species are held at the nursery should the tree died.</p> | Compliant |

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| B34 | The Stage 1 BMP must be prepared in consultation with OEH and be submitted to the Planning Secretary for approval prior to the commencement of construction works on the Site, approved under Stage 1 of this consent. | BMP consultation section (s 1.9). OEH comments register for BMP. Approval letter 12 July 19 from DPIE to HI. | Assessed as complaint during previous audits. | Compliant |
| Construction Parking | | | | |
| B35 | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel. | Site car parking layout Updated site plan (27/01/20). Site Observations | Assessed as compliant during previous audits. Photo evidence of parking facilities Heavy vehicles are located immediately inside the compound entrance. This area is manned by a gate supervisor. No complaints received regarding vehicle parking on local roads. Information is communicated through daily prestart and site induction. New and increased carparking has been provided | Compliant |
| Road Design and Traffic Facilities | | | | |
| B36 | All roads and traffic facilities (including provision of access points) must be designed to meet the relevant standards / design specifications of Council and or RMS. The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works. | Section 138 (Application for Access) sighted – Tweed Council to TSA management. | No change since previous audit Noting that the Proposal for Cudgen Road is to add a turning lane and new traffic lanes. These works will form part of SSD 2. | Compliant |
| B37 | Prior to the commencement of works for the vehicular access A (as marked in the approved plans in condition A2 of Schedule 3, the Applicant must prepare the final design of this access point in consultation with Council. The design of the access A must consider: a) analysis of the suitability of alternate design options such as provision of a deceleration lane in lieu of the proposed slip lane, to mitigate rear end crashes and also provide an access at right angles to Cudgen Road; and b) safety of pedestrians and cyclists using the shared path along the Cudgen Road frontage including a Road Safety Evaluation (RSE) (in accordance with the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) must be prepared by a suitably qualified person for all of the alternative design options considered; c) additional road safety measures and / or traffic management measures in accordance with the recommendations of the RSE. | Determination of Application under S138 6 Sep 2019 Driveway Option 1 developed by RSA 3 July 2019 Driveway Option 2 developed by RSA 3 July 2019 Access Design Drawings 25 August 2019 | As assessed as complaint during previous audits, a Road safety evaluation was undertaken by Bitzios <ul style="list-style-type: none"> Road safety analysis of slip lane driveway options Visibility of pedestrian movements investigated Evaluation of the access point | Compliant |
| B38 | The final design of the vehicular access A (as marked in the approved plans in condition A2 of Schedule 3) must be approved by the Planning Secretary, prior to commencement of these works. | DPIE approval letter 11 November 2019 | Assessed as complaint during the previous audits | Compliant |
| Intersection Works | | | | |
| B39 | Prior to the commencement of Stage 1 works relating to road / pavement / or driveway crossover construction on Cudgen Road and Turnock Street intersection upgrade works (roundabout improvement), the Applicant must submit design plans to the relevant road authority (Council and / or RMS) and obtain relevant approvals. | Section 138 (Application for Access) sighted. | Assessed as complaint during the previous audits | Compliant |
| Pre-Construction Dilapidation Report | | | | |
| B40 | The applicant must prepare and submit a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining private properties, and the buildings within the Kingscliff TAFE site that front on to Cudgen Road (the northern-most row of buildings). A copy of the report must be provided to Council and the Certifying Authority. | Pre-construction dilapidation reports sighted. Prepared by B&P surveys Six properties and TAFE buildings | Assessed as complaint during the previous audits | Compliant |
| Stormwater Management System | | | | |

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| B41 | <p>Prior to the commencement of construction, the Applicant must design the stormwater management system for the Stage 1 works and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the plans approved in Condition A2 of Schedule 3; c) be in accordance with applicable Australian Standards; d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; and e) ensure that the stormwater system does not increase the pre-development peak flows. | <p>Erosion and Sediment Control Plan (30 July 2020) sighted. Design certificate (26 June 2019) Approval sighted in crown certificate</p> | <p>As assessed as compliant during previous audits. The design was approved by certifier and design certificate issued (26 June 2019)</p> <p>ERSED plans appropriately updated. Approved by Colin Rope (Birds civil team lead) on 30 July 2020.</p> <p>ERSED plan has been updated to remove some temporary controls and mark up the relocation of a stockpile area.</p> | Compliant |
| Stockpiles | | | | |
| B42 | <p>The location of the stockpiles of waste materials for disposal and of materials for re-use or recycling on the Site must be planned and mapped prior to the commencement of any works on the site. The details are to be provided to the Certifying Authority and a copy submitted to the Planning Secretary for information prior to the commencement of works. To reduce visual impacts on the surrounding locality, the height of each stockpile must not exceed 3m.</p> | <p>Erosion and Sediment Control Plan (30 July 2020) sighted. Drawings from plan also sighted. The CSWMP (20/03/20) – submitted to certifying authority. Approval through crown certificate (2/04/2020) Site Observations</p> | <p>DPIE compliance team have reviewed stockpile locations and maintenance during previous site inspections – no issues raised. Recent ERSED Plan include locations of stockpiles. Stockpile Height was observed on site to be less than 3m. Stockpile is in the process of being removed</p> <p>ERSED Plan shows location of stockpile as per location observed in the field.</p> | Compliant |
| Elements of Stage 1 works | | | | |
| B43 | <p>Detailed drawings of the following elements of Stage 1 works must be submitted to the Certifying Authority prior to commencement of works on the Site:</p> <ul style="list-style-type: none"> a) all retaining walls on the Site, with a maximum height of 3.4m above the ground level at that location; b) battered embankments proposed on the western boundary in lieu of retaining walls; c) details of the piling works; d) additional landscape treatment measures to reduce the adverse visual impacts of the retaining walls on the Site; e) the impervious areas including the haul roads and the construction car parking areas; f) details of incorporation of the recommendations of the Preliminary Geotechnical Investigation prepared by Morrison Geotechnics dated September 2018 and the addendum dated December 2018, in the construction of the retaining walls, battered embankments, and piling works; and g) details of the existing sediment basin on the north-western corner of the site or proposed alterations to this basin as part of the Stage 1 works (if needed) to demonstrate that the basin as a minimum volume of 4000 cubic metres. | <ul style="list-style-type: none"> a) Civil drawings – sighted with signatures. b) Design statements from qualified design personnel include the relevant conditions. c) Piling plan d) Prepared by Turf landscapers – detailed sketch e) Plans showing impervious services – roads f) CA satisfied it is included as a reference in the design statement – not captured in drawings g) Stage2 SSDA BioRetention Basin Plan and Details RBG-CV-DWG-RIE-86-310 <p>Crown Certificate 2 April 2020</p> | <p>Drawings have been updated in response to the approval of the Crown Certificate on 2 April 2020. No change since previous audit.</p> | Compliant |
| Roadworks and Access | | | | |
| B44 | <p>Prior to the commencement of construction of the vehicular access points to the Site and associated crossovers, the Applicant must submit detailed design plans to the satisfaction of the relevant road authority (Council and / or RMS) and obtain approval under section 138 of the Roads Act 1993.</p> | <p>Section 138 (Application for Access) approval for slip lane and roundabout</p> | <p>Assessed as compliant during previous audits</p> | Compliant |
| Outdoor Lightings | | | | |

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| B45 | <p>The Applicant must ensure the lighting associated with the construction works:</p> <ul style="list-style-type: none"> a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. | <p>Sighted in Appendix 10 of CEMP. Temporary external lighting report (15 May 2019) sighted – reference to standards and the positioning of lights. Design statement developed by LCI confirming the position of the lights.</p> | <p>Only night - time lighting is associated within the site compound. No works outside hours during the audit period</p> <p>Two complaints were received in relation to construction lighting 3 May and 12 May 2021.</p> <p>Recommendation Review systems and process relating to the management of temporary lighting to ensure no further complaints are received. This should be a key consideration for the planning and execution of any upcoming roadworks that will need to be undertaken outside normal working hours.</p> | Non - compliant |
| Compliance Reporting | | | | |
| B46 | <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.</p> | <p>Compliance monitoring and reporting document sighted. June 2020 on website Email from HI to DPIE dated 20 June 2019.</p> | <p>6 monthly compliance report has been prepared. Monthly internal compliance report and minutes are prepared. Weekly site meetings are undertaken. Compliance Tracking Program is in place.</p> <p>Latest compliance report was June 2020.</p> | Compliant |
| B47 | <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> | <p>Pre-construction compliance report (19 July 2019) Construction Compliance Report (18 February 2020) Construction Compliance Report (15 June 2020) Correspondence and submission to DPIE on 10 August 20</p> | <p>The most recent Compliance report for SSD 1 is June 2020. Agreement was reached with DPIE to discontinue compliance reporting for SSD1 however this agreement was only recently obtained and after the due date for the December 2020 compliance report.</p> <p>Recommendation It is recommended that any further agreements to amend reporting requirements or timeframes are agreed in writing prior to the report due date.</p> | Compliant |
| B48 | <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p> | <p>Pre-construction compliance report (19 July 2019) Construction Compliance Report (18 February 2020) Construction Compliance Report (15 June 2020) Correspondence of notification to Certifying Authority on 11 May 2020</p> | <p>Pre-construction Compliance report has been posted online.</p> <p>The January and June Construction Compliance Reports has been and posted online. DPIE were notified of the report being posted online within the appropriate timeframes.</p> <p>It was noted in the audit that Certifying Authority was not notified that the January Construction Compliance Report was being published online.</p> | Compliant |

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| | | | <p>The requirement to notify the Certifying Authority (in addition to DPIE) within 7 days was missed for the previous Construction Compliance Report.</p> <p>The internal process to track compliance for time sensitive requirements has been reviewed as recommended by the previous audit. A column has been included in time tracker to ensure timeframes are met as part of the compliance tracking program</p> | |
| B49 | Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. | - | Condition relates to operational phase. Audits still in construction phase | Not triggered |
| Temporary Sanitary Facilities | | | | |
| B50 | <p>Temporary sanitary facilities are to be provided on site for persons employed for site and construction works. Each toilet provided must be:</p> <ul style="list-style-type: none"> a) a standard flushing toilet connected to public sewer or an approved accredited sewage management facility subject to approval from Tweed Shire Council. The required application under Section 68 of the Local Government Act is to include Hydraulic Engineering or On-site Sewerage Management Design, or b) Chemical closet. | <p>Toilets are chemical closets / portable toilet – pumped out twice a week.</p> <p>Site designs sighted.</p> <p>Ausco Modular Hire Quotation including chemical closet quotation, sighted.</p> | No change since previous audits | Compliant |
| PART C DURING CONSTRUCTION | | | | |
| Approved Plans to be On-Site | | | | |
| 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. | Plans, specifications and documents sighted, and readily available on site | Unchanged since previous audit | Compliant |
| Site Notice | | | | |
| C2 | <p>A site notice(s):</p> <ul style="list-style-type: none"> c) 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. d) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> 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; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; 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 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. | Site notice board sighted and in accordance with requirements. | Site Notice Board observed on site which satisfies the Condition C2. | Compliant |
| Operation of Plant and Equipment | | | | |
| C3 | <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. | <p>Mobile equipment tag procedure discussed</p> <p>Updated plant register – standard checklist on site latest update – (10/12/20)</p> | <p>Pre-start checklist for plant and equipment</p> <p>Plant on-boarding checklist</p> <ul style="list-style-type: none"> • service records • qualified mechanic • plant checklist | Compliant |

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| | | | Pink sticker indicated checks have been performed on the vehicle. Plant register is kept and maintained. Verification of Competence (VOC) records kept on site. | |
| Demolition | | | | |
| C4 | Demolition works (including removal of any remaining slabs on the Site) must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works. | No demolition works on-site at time of audit. Letter from Lendlease to BM&G (11 July 2019) to confirm no demolition works to be undertaken. Response from BM&G received in crown certificate. | No demolition since previous audit | Not triggered |
| Construction Hours | | | | |
| C5 | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays. | Hours of work are included within: On site notice board CEMP NVMP Site induction All deliveries undertaken within specified hours. | Works have been undertaken within standard working hours. No application has been submitted for extended working hours in accordance with COVID 19 dispensation. No work outside standard construction hours | Compliant |
| C6 | Activities may be undertaken outside of the hours in condition C5 of Schedule 3, if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. | Out of Hours Protocol in place (HI) in the event out of hours works (OOHW) are required. Letter of OOHW approval from DPIE 10 December 2019 | No application for OOW works since previous audit. No complaints received due to working outside hours | Compliant |
| C7 | Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | Community notification 11 December 2019 | Notification issued to community before OOHW works occurred on 18 December 19 – no OOHW have occurred since previous audit | Compliant |
| C8 | The construction hours must include respite periods and specific times for activities during the day (outside the sensitive times), as required by condition B28(g) of Schedule 3 of this consent, for the high noise generating construction activities (such as activities that would reach or exceed the Highly Affected Noise Level as defined in the ICNG). | Respite periods outlined in the NVMP. | Respite periods have been implemented on site on one (1) occasion – no respite periods have been enacted since previous audit. | Compliant. |
| Implementation of Management Plans | | | | |
| C9 | The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans) and the Stage 1 BMP (including Sub-Plans). | Subcontractors have pre-start meetings – about the management plans. Induction slides Pre-starts Daily builders brief Supervisors provided with management plans. | The development is being carried out in accordance with the approved CEMP, BMP and associated sub-plans. Plans have been reviewed between June 2020 and October 2020. Most recent versions are placed on the project website. | Compliant |
| Construction Traffic | | | | |
| C10 | 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. | No parking outside of site. Parking facilities on-site (parking plan sighted) | Site entrance has been designed to allow vehicles to pull off the road, without entering the compound. | Compliant |

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| | | Site entrance viewpoint observed. No cars or work vehicles parked on adjacent roads | The requirement for no off-site parking is included in the induction. | |
| Road Occupancy Licence | | | | |
| C11 | A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities. | Section 138 (Application for Access) permits sighted. Notice No. DWY19/0126 (Entry A) Notice No. DWY19/0127 (Entry B – Round-a-bout) Notice No. DWY19/0128 (temporary entrance) | Previously noted: Section 138 permit obtained for Entry A and Entry B, however this is not currently required as the road is not occupied. – No further change since previous audit | Compliant |
| SafeWork Requirements | | | | |
| C12 | 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. | Daily fencing/ hoarding/ signage checklist – example sighted (16 August 2019). Observation report sighted – 10 September 19 Perimeter fence inspection, 26 November 2019, sighted. Mobile observation outlining locations shade cloth had fallen and subsequent actions, 9 September 2019, sighted. | Assessed as compliant during previous audits. | Compliant |
| Hoarding Requirements | | | | |
| C13 | The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; 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 c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. | Daily fencing/ hoarding/ signage checklist – example sighted (11 May 2020) No graffiti or third-party advertising to date – included on daily checklist. No hoarding over council footways or road reserve. Security cameras in place to prevent graffiti etc. Site Observations confirm compliance | Site observations confirm compliance with requirements | Compliant |
| No Obstruction of Public Way | | | | |
| C14 | 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. | Pre-start slides Induction slides Daily builders brief | No obstructions observed during the audit. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | | s.138 permits sighted. Full-time gateman implements and checks public way | | |
| Construction Noise Limits | | | | |
| C15 | The development must be constructed to achieve the project specific construction NMLs detailed in Section 7 of the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018 and addendum report Additional Stage 1 Works – Site Access and Associated Road Works prepared by Acoustic Studio dated 18 January 2019 for all the identified residential and non-residential receivers. All feasible and reasonable noise mitigation measures must be implemented and any activities that are likely to exceed the NMLs or the high affected noise level of 75dB(A) must be identified and managed in accordance with the management and mitigation measures in Appendix 2 and the approved CNVMSP required by condition B28 of Schedule 3. | Two (2) Noise and Vibration Impact Assessments were sighted. Email sighted 20/08/19 – instant message of noise exceedance. Stop work procedures, respite periods (every 3 hours), acoustic barriers, additional water carts – mitigation measures identified in Noise and Vibration presentation (sighted) Environmental Noise Assessment Report (March 2020) Environmental Noise Assessment Report (April 2020) Environmental Noise Assessment Report (May 2020) Environmental Noise Assessment Reports (June 2020 – October 2020) Complaints Register November 2020 | Monthly noise monitoring data and reports are available on the project website. Respite periods have been implemented on site on one (1) occasion – during previous audit periods. One (1) exceedance occurred in March due to external consultants dismantling and removing noise monitors which were required to be removed to allow tree clearing activities to occur. No noise exceedances recorded by monitoring undertaken during the audit period. No complaints received during the audit period | Compliant |
| C16 | The Applicant must ensure construction vehicles do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5. | No construction vehicle movements outside of standard hours have occurred to date. | Delivery times are written into the scope of work of each contractor's contract. Reiterated and included within the induction. Gateman appointed to control the site entry and exit | Compliant |
| C17 | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers. | Reversing alarms used – reversing squawkers fitted on some vehicles. | No tonal alarms fitted to equipment. Non tonal alarms are used | Compliant |
| C18 | Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site. | Noise data and assessment reports sighted. Random resident check-ups Complaints Register November 2020 | No noise complaints have been received. | Compliant |
| C19 | Unattended long-term construction noise monitoring must be undertaken during the Stage 1 works. The location of the unattended logger must be in accordance with the approved CNVMSP required by condition B28 of Schedule 3. These loggers must be maintained and checked by a suitably qualified acoustician. The logger must automatically send a message to the suitably qualified acoustician once noise levels from construction works on | Noise data sighted. Instant data sighted. Location of loggers on plan sighted. | Monthly noise monitoring reports have been prepared by ADE. Noise levels have been generally within with relevant guidelines. As outlined in the findings of conditions B28 and C15. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | the Site exceed 75dBA LAeq(15min) at the residential and non-residential receivers in Catchments A / B, Kingscliff TAFE and Kingscliff High School, to ensure that the mitigation measures specific to this exceedance are implemented on the Site at that time. The results of this monitoring must be provided to the Department for information on a monthly basis after the commencement of the Stage 1 construction works. | Logger sighted on-site. ADE is the noise specialist. | As recommended by the previous audit, noise monitoring reports are being issued to DPIE on a monthly basis through the DPIE Planning Portal. | |
| C20 | The intra-day respite periods required to be provided in the CNVMP in condition B28 of Schedule 3 of this development consent must be reviewed on a monthly basis, after the commencement of Stage 1 construction works, in consultation with Kingscliff TAFE and Kingscliff High School. The respite periods are to be maintained / or amended, as agreed with the identified noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the Kingscliff TAFE and Kingscliff High School, must be provided to the Department for information. | Consultation with the TAFE and High School regarding respite periods has been undertaken. Stakeholder meeting minutes with Kingscliff TAFE and Kingscliff High School: <ul style="list-style-type: none"> • 29 January 2020 • 13 February 2020 • 3 June 2020 • 24 November 2020 Stakeholder Interaction Register | In person meetings have reduced due to COVID-19 restrictions, however, these have been replaced by phone conversations and updated in the Stakeholder Interaction Register, which was sighted as part of the audit. The project team remains considerate for the stakeholders for upcoming exam periods. It can be noted that the noisiest activities (piling and road construction) have ceased at the end of July. Meetings were postponed due to COVID. Meeting minutes 24 th November with TAFE. Meeting records/correspondence - no major exams this year (HSC completed in December 2020). | Compliant |
| Vibration Criteria | | | | |
| C21 | Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). | Reference included in the NVMP. Vibration data example sighted. Noise and Vibration Sub Plan Vibration Monitoring Assessment Report (April 2020) Vibration Monitoring Assessment Report (May 2020) Vibration Monitoring Assessment Reports June 2020 – November 2020 | The vibration levels recorded during the audit period are compliant. | Compliant |
| C22 | Vibratory compactors must not be used closer than 30 metres from any residence unless vibration monitoring confirms compliance with the vibration criteria specified in condition C21 of Schedule 3. | Vibration logger's location sighted on site plan. No residents within 30 metres of works. | Vibratory Compactors not used. | Compliant |
| C23 | Prior to the operation of each vibration generating activity, a vibration assessment of that equipment is required to be carried out to determine that the vibration levels do not exceed the criteria in condition C21 of Schedule 3 and vibration monitoring techniques are to be implemented on the Site. | Vibration test results: <ul style="list-style-type: none"> • Roller – 12 August 2019 • Piling – 6 January 2020 | Prior to operation of each vibration generating activity, a vibration assessment of that equipment is carried out. No vibration testing undertaken since- no vibration high risk activities occurring No further assessments of vibration causing equipment No exceedances of the vibration criteria have been recorded. | Compliant |
| C24 | The limits in conditions C21 and C22 of Schedule 3 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B25 of Schedule 3. | - | Noted. | Compliant |
| Tree Protection | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C25 | <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) all trees on the Site that are not approved for removal must be suitably protected during construction as per recommendations of the BMP required by condition B33 of Schedule 3 and AS4970 – 2009 Protection of trees on development sites; (b) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (c) all street trees to be retained must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (d) all works within the specified tree protection zones or structural root zones of trees to retained on the site, must be carried out under the supervision of a qualified arborist; (e) during the course of works, alternative tree protection measures must be installed, as required; (f) if access to the area within any protective barrier / exclusion fence is required during the works, it must be carried out under the supervision of a qualified arborist with alternative tree protection measures installed as required; and (g) 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. | <p>Tree protection plan sighted (18 October 2019).</p> <p>No removal of street trees.</p> <p>Arborist not engaged directly by LendLease – through packages instead.</p> <p>No works within tree protection zones have been required.</p> <p>Mobile observation outlining installation of TPZ signs, 17 March 2020, sighted.</p> | <p>Tree Protection Zones sighted.</p> <p>Fencing is adequate to demarcate the tree protection zones and maintained.</p> | Compliant |
| Dust Minimisation | | | | |
| C26 | <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent, including avoiding rock crushing where possible and reuse of the boulders in the construction works and / or landscaping of the Site.</p> | <p>Environmental Dust Assessment Report (June 2020)</p> <p>Environmental Dust Assessment Report (July 2020)</p> <p>Risk Assessment</p> <p>Correspondence to Certifier</p> <p>Mobile observation outlining sediment control exit, 21 July 2020, sighted</p> <p>Air Quality and Dust Management Plan, 14 July 2020, sighted.</p> | <p>Dust records and assessment report for June 2020 and July 2020 sighted</p> <p>Water carts used on site.</p> <p>One 22 July 2020, dust monitoring station on site reduced from seven (7) to three (3) after a risk assessment was undertaken with external consultants (ADE) to assess performance and recent monitoring results. The Air Quality and Dust Management Plan to be updated to reflect this change</p> <p>No dust complaints during audit period</p> <p>No rock crushing or major excavation causing activities have occurred on site.</p> | Compliant |
| C27 | <p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads sealed and covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and (f) minimise air quality impacts of the project during adverse meteorological conditions. | <p>Gatemen monitors trucks entering and leaving site.</p> <p>Wheel wash set-up and regular monitoring in the daily check.</p> <p>Full-time level 1 Geotech engineer – ensures stability.</p> <p>Online weather monitoring (BOM).</p> <p>Subscribers to Early Warning Network – get warning for weather events.</p> | <p>Truck wash-down and shaker grid set up on site to prevent sediment tracking on public roads.</p> <p>Progressive rehabilitation of exposed areas to mitigate risk of dust emissions.</p> <p>Daily briefing informs site personnel of weather changes.</p> <p>Adequate dust control measures installed on site.</p> | Compliant |

Air Quality Discharges

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C28 | The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP required by condition B32 of Schedule 3. | Air quality is monitored visually. Air quality monitors brought to site 9 September 19 – implemented during asbestos remediation works only. Dust monitoring equipment installed for continuous monitoring. Environmental Dust Assessment Report (June 2020) Environmental Dust Assessment Reports (July 2020 – October 2020) | No dust complaints raised during audit period and no exceedances noted in assessment reports. AQMSP now reflects that continuous air quality monitoring from plant is not applicable as the site is in an enclosed environment. However, overt fugitive emissions are reported if they occur. Appropriate equipment installed on plant to minimise erroneous emissions. | Compliant |
| C29 | Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580). This would include monitoring points in appropriate locations on the Site boundary. Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be detailed within the CAQMSP. | Dust monitoring equipment installed for continuous monitoring – three (3) locations along the site boundary. Environmental Dust Assessment Report (June 2020) Environmental Dust Assessment Report (July 2020 – October 2020) | Dust monitoring is undertaken on site. Real time data is available with alerts provided. Dust monitoring reporting is undertaken monthly by external consultants. Dust assessment reports are available on the project website. | Compliant |
| Erosion and Sediment Control | | | | |
| C30 | 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. The monitoring regime for the four sediment basins and the water quality treatment devices, as required by condition B27 must be implemented throughout the duration of the Stage 1 construction works. | Sediment fences checked daily and any issues raised in daily inspections. Sediment basins are monitored if planned to discharge or uncontrolled discharge. All other monitoring done by visible monitoring. SWMP sighted. | ERSED Controls installed on site include stabilised site access, revegetated batters, vehicle washdown bay and rumble grid. No mud tracked onto local roads Sediment fences are used as a secondary (not primary) control. Truck wash-down area and rumble grid for site egress. Water quality testing is undertaken upstream and down stream of the site – water quality testing for due diligence purposed No Discharges from the sediment basins since the early stages of the project and excavation | Compliant |
| Imported Soil | | | | |
| C31 | The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request. | - Lend Lease File note | No imported fill materials to the site Stockpiling material to be undertaken off site. Sampling of stockpiling material for ENM/VENM is underway., | Compliant |
| Disposal of Seepage and Stormwater | | | | |
| C32 | 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. | - | Stormwater is only collected in sediment basins. Water is not pumped to street stormwater system. – | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C33 | The maintenance measures for the stormwater quality treatment devices, as identified in the CSWMP in condition B30 of Schedule 3 must be complied with at all times. | Daily checks. Contractors to monitor own sed. Control measures. Enablon app – anything marked as risk, will send reminders if not closed out. | - | Compliant |
| C34 | The results of the water quality monitoring, as required by the CSWMP in condition B30 of Schedule 3, must be submitted to the Certifying Authority on a monthly basis to ensure compliance with the water quality levels as prescribed in the BDAR. | First report submitted on 30 July 2019 – via aconex | Latest report 14 January 2020 – Submitted to certifier on the 23 November 2020 Results are provided on project website on an ongoing basis | Compliant |
| Unexpected Finds Protocol – Aboriginal Heritage | | | | |
| C35 | In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH. | Unexpected Finds Protocol sighted. | No unexpected heritage finds. - Unexpected finds protocol included in site induction. NIL | Compliant |
| Unexpected Finds Protocol – Historic Heritage | | | | |
| C36 | 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. | Unexpected Finds Protocol sighted. | No unexpected heritage finds. -NIL Unexpected finds protocol included in site induction. | Compliant |
| Waste Storage and Processing | | | | |
| C37 | The construction waste must be managed and disposed in accordance with the CWMSPP required by condition B29 of Schedule 3. | CWMSPP sighted. Section 3 – implementation of this plan provides mitigation and management measures. Waste company SUEZ, previously was VEOLIA. Monthly claim – subcontractors report waste. – 15 November 2020 sighted Energy, water and waste reporting monthly report sighted (LL Footprint). Waste Transport Certificate and Permit 10 September 2019 Pro-Skips Waste Management Monthly Environmental Report until July 2020, sighted. Online platform for waste collection (Footprint) – last observed in Dec 2020 | No VENM or unsuitable material taken off site. Forecast is slight excess at this current stage. Subcontractor provide monthly report LL use an online platform called Footprint for collating energy, water, waste. – latest update on December 2020. SUEZ are the appointed waste contractor and provide a monthly report of Recyclable materials such as Concrete, bricks, 84% of materials are being recycled. Recycling ranges from 75-100% | Compliant |

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| C38 | 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. | General waste skip bins sighted. | Waste is being secured and maintained within designated storage areas. No rubbish or other material observed to have left the site | Complaint |
| C39 | All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Waste classification undertaken by Cavvanba for area to be remediated (only area where waste will be removed off-site). Report by Cavvanba sighted. Waste Classification Reports SUEZ Monthly reports | Not a high amount of waste is being produced on site apart from contaminated soil that was removed previously. Waste tracking documentation included in Waste Management Report. No soil or material taken off site, taken to recycling facilities, Monthly report provided by SUEZ which defines waste streams. No further testing and assessment of materials classification | Compliant |
| C40 | 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. | Full-time gateman monitors all vehicles movements from the site. Implementation on site is in accordance with the LendLease (EHS) policy. No waste spoil leaves site. Wheel wash and rumble grid installed. | No uncovered vehicles observed on date of audit. – gate superintendent in place checks all vehicles to go off site. | Compliant |
| C41 | The Applicant must ensure that (a) concrete waste (if any) and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse. (b) Waste concrete (is any) is either returned in the agitator trucks to the supplier or directed to a dedicated watertight skip protected from the entry of precipitation; and (c) Concrete rinse water (if any) is directed to a dedicated watertight skip protected from the entry of precipitation or a suitable water treatment plant. | Concrete wash-out facility installed in an appropriate location | Concrete washout is in place and is signposted. No evidence of inappropriate disposal of concrete waste observed on site. Sign has deteriorated and it is recommended that a new sign is installed to ensure operators are fully aware of correct location for concrete washout,. | Compliant |
| C42 | Materials for re-use or recycling are stockpiled to avoid cross contamination by general and other waste such as hazardous materials and contaminated soil. | Two (2) stockpiles (locations identified) Site was tested for contaminated soil – identified area is kept away from the stockpiles. | Clean stockpiles separated. Contaminated material has been appropriately removed from site. | Compliant |
| C43 | The movement materials from stockpiles of waste materials for disposal and / or materials for reuse or recycling must be recorded at all times. | Contractor (Delta Civil) tracks internal movements of fill for reuse around site. | Offsite disposal records of waste. No soil has been removed from site during audit period accurate records are kept | Compliant |
| C44 | The waste materials stockpiled for disposal and materials stockpiled for re-use or recycling must be appropriately managed to ensure waste streams reach their intended final destinations, being premises legally able to accept those wastes and materials for re-use or recycling. Appropriate evidence must be maintained to demonstrate that waste is disposed off to premises that can legally accept the materials. | No waste spoil material has left site to date. Permit sighted to dispose of the contaminated material. Addressed in RAP. | Waste transport certificate sighted. Permit provided. No waste spoil material taken off site during the audit period | Compliant |
| Handling of Asbestos | | | | |
| C45 | The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) | | No waste asbestos since August 2019 | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with. | | No recent asbestos finds | |
| Community Engagement | | | | |
| C46 | The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers of Catchments A and B identified in the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018, and the addendum document Additional Stage 1 Works – Site Access and Associated Road Works prepared by Acoustic Studio dated 18 January 2019, the adjoining landowners / users of the agricultural land, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. | <p>Early engagement register sighted (19- 20 June 2019).</p> <p>Stakeholder interaction register sighted – to date (15 August 2019)</p> <p>Early Works Tactical Engagement and Community Plan sighted (May 2019)</p> <p>Construction Communication Management Plan (LendLease) sighted</p> <p>Evidence of consultation with Kingscliffe Tafe</p> | <p>Community consultation manager is full time.</p> <ul style="list-style-type: none"> Key stakeholders (Kingscliff TAFE, Kingscliff high school and adjacent residents) Tweed / Byron Local aboriginal land council Wider community <p>Two (2) websites</p> <ul style="list-style-type: none"> Lend Lease HI Project website <p>Lend Lease provides community notices, undertakes letter box drops and holds face to face monthly meetings.</p> <p>Day to day concerns of community:</p> <ul style="list-style-type: none"> Visual impacts and planning condition requirements for next stage <p>Weekly update is published to community and emailed to key stakeholders.</p> | Compliant |
| Independent Environmental Audit | | | | |
| C47 | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit. | - | SNC-Lavalin was approved as the Independent Auditors prior to the preparation of an Independent Audit Program or commencement of an Independent Audit. | Compliant |
| C48 | No later than four 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. | - | An Independent Audit Program has been prepared. | Compliant |
| C49 | Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: <ul style="list-style-type: none"> (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. <p>In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks’ notice to the applicant of the date upon which the audit must be commenced.</p> | - | Noted. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C50 | Independent Audits of the development must be carried out in accordance with: <ul style="list-style-type: none"> (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C48 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). | - | Noted. Independent Audits have and will be carried out in accordance with condition C50. | Compliant |
| C51 | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C49 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | Report and response to report located on website. | All findings from previous audit have been satisfactorily closed out | Compliant |
| C52 | Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | - | Noted. | Compliant |
| Incident Notification, Reporting and Response | | | | |
| C53 | The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. | - | No reportable incidents have occurred to date. NIL Incident management framework provides guides as to notifiable incidents and the appropriate triggers. E.g. nontrivial. The site team are aware of the process in place and when to notify in the event of an incident. No incidents have occurred that would have triggered notification in accordance with this condition | Compliant |
| C54 | Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1. | - | As above | Not triggered |
| Non-Compliance Notification | | | | |
| C55 | The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. | Condition Tracker Revision 2 Internal monthly reports | Condition tracker Revision 2 is reviewed monthly, to ensure submission of actions are done. Internal monthly reports are indicating compliance and actions required. No – Non compliances reported | Not triggered |
| C56 | The notification must identify the development and the application number for it, set out the condition of consent that the development is 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. | - | - | Not triggered |
| C57 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | - | Noted. | Not triggered |
| Revision of Strategies, Plans and Programs | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C58 | Within three months of: <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B46 of Schedule 3; (b) the submission of an incident report under condition C54 of Schedule 3; (c) the submission of an Independent Audit under condition C48 of Schedule 3; (d) the issue of a direction of the Planning Secretary under condition A2 of Schedule 3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out. | - | Management plans have been reviewed in Dec/Jan. Latest management plans reviewed and updated on Project Website | Compliant |
| C59 | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p> | - | Management plans have been reviewed in Dec/Jan. Latest management plans reviewed and updated on Project Website | Compliant |
| Discharge Limits | | | | |
| C60 | The development must comply with section 120 of the Protection of the Environment Operations Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence. | Consultation with EPA undertaken – advises that an EPL is not required. Discharge has not occurred to date. Captured in SWMP. Water Quality testing records. | As noted in the December 2020 Audit, several recommendations were made relating to the concrete washout pit, vehicle refuelling and the removal of redundant environmental controls. In summary, the previous recommendations have been addressed noting the following: <ul style="list-style-type: none"> • A permanent concrete bunded area has been installed to ensure all concreting activities are undertaken without spillage to the environment • Redundant environmental controls and burst gravel bags have now been removed • There is no refuelling of plant and equipment on site. Scissor lifts are electric • There were no reported spills during the audit period and spill kits are in place • Sediment basins are in operation however have not been utilised during the audit period (i.e. no discharges have occurred) • Water monitoring is undertaken down stream of the site. Monitoring reports indicated that water quality measures implemented at the site are adequate | Compliant |
| Dewatering | | | | |
| C61 | The site must not be dewatered during the proposed piling works. Appropriate methods must be undertaken to avoid dewatering, in accordance with the recommendations of the Preliminary Geotechnical Investigation prepared by Morrison Geotechnics dated September 2018 and the addendum dated December 2018. | Piling works have commenced. Wet pours will be used to install the piles. | No dewatering has occurred during audit period | Compliant |
| C62 | In the event that groundwater is intercepted during construction works and dewatering is required, written approval and relevant licences must be obtained from the relevant authorities (such as NSW Department of Primary Industries). | Wet pours will be used to install the piles. Dewatering will not be required. | No dewatering has occurred during audit period | Compliant |
| Bunding | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|---|--|--|-------------------|
| C63 | The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded and impervious areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007). | Site Observations | Chemicals are stored in a self-bunded storage area. Minimal volumes of chemicals are stored on site. | Compliant |
| Roadworks and Access | | | | |
| C64 | The Applicant must complete the intersection upgrade works (roundabout) on Cudgen Road and Turnock Street prior to any heavy vehicles (as identified in the Traffic Impact Assessment Report prepared by Bitzios dated 18 October 2018) accessing the Site at this location. | - | Previously noted: Intersection upgrade works are complete however, are not in use and have not been handed back to council. Access is locked with steel barriers. Temporary area for construction site has been constructed and is appropriate for heavy vehicle access to site. No change since previous audit | Compliant |
| C65 | The Applicant must complete the construction of the vehicular access points to the Site and associated crossovers, to the satisfaction of Council prior to the completion of the Stage 1 works. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993. | S138 (Application for Access) permit is in place. S138 (Application for Access) approval sighted. Letter date 2 December 2020 Letter from Subdivision application. | Construction of Vehicular access points has finished however the sites have not been handed back to council. Therefore, the process of acquiring Council satisfaction has not been completed | Compliant |
| PART D POST COMPLETION OF STAGE 1 CONSTRUCTION WORKS | | | | |
| Notification | | | | |
| D1 | The applicant must notify the Department that the Stage 1 construction works are complete within one week of completing the works. | - | Letter not issued to | Not Triggered |
| Post-construction Dilapidation Report | | | | |
| D2 | Within one month of completion of the Stage 1 construction works, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure and the Kingscliff TAFE buildings. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure or the Kingscliff TAFE buildings that front on to Cudgen Road (northern-most row of the buildings), the Certifying Authority must: i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be provided to Council for information. | - | Not triggered. Not practical to complete this at this stage until Stage 2 is complete | Not Triggered |
| Protection of Public Infrastructure | | | | |
| D3 | Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a. repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b. relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by this consent (if any). | Site observations | No damage to infrastructure or roads observed | Compliant |
| Roadworks and Access | | | | |
| D4 | All roadworks and access included in Stage 1 must be completed by the Applicant at their cost. | - | - | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| Road Damage | | | | |
| D5 | The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development. | - | No damage roads observed or reported during the audit | Not triggered |

TWEED VALLEY HOSPITAL STAGE 2 INDEPENDENT AUDIT CHECKLIST

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|--|--|--|-------------------|
| SCHEDULE 2 CONDITIONS OF CONSENT FOR STAGE 2 WORKS (SSD 10353) | | | | |
| PART A ADMINISTRATIVE CONDITIONS | | | | |
| Obligation to Minimise Harm to the Environment | | | | |
| A1 | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development. | Site Inspection Audit observations | All reasonable and feasible measures implemented. No evidence observed of environmental harm | Compliant |
| Terms of Consent | | | | |
| A2 | The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS, Response to Submissions (RtS), Supplementary Response to Submissions (SRtS) and the Environmental Management and Mitigation Measures in Appendix 3; and (d) in accordance with the approved plans in the table below: [Details of table not provided in this checklist: please refer to DPIE Planning Portal for details of the Plans getContent (nsw.gov.au)] | SSD Conditions Tracker Audit observations | The development is generally being carried out in accordance with the specifications of condition A2. Design certification processes to ensure compliance are underway | Compliant |
| A3 | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. | No directions from the Planning Secretary | Not triggered. | Not triggered. |
| A4 | The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. | No conflicts identified or directions from the Planning Secretary | Not triggered. | Not triggered. |
| Limits of Consent | | | | |
| A5 | This consent lapses five years after the date of consent unless work is physically commenced. | - | Works currently programmed for completion within the 5-year period | Not triggered |
| A6 | The temporary building 'Tweed Valley Skills Centre' must be removed within one year of completion of the construction works pursuant to this development consent and the area reinstated with landscaping as per the approved Landscape Plans in Condition A2. | Site Observations | The temporary Tweed Skills Centre is yet to be removed. This requirement won't be triggered until one year after the construction works are completed. | Not Triggered |
| A7 | The maximum gross floor area of the new hospital building, and the Health Hub must be limited to approximately 65,050 square meters | Certification of Design – Architecture (STH 12/10/20) HI Email correspondence and GFA calculation dated 17/6/2021 | Certificate of Design notes that the gross floor area of the new hospital building currently stands at 64900 sqm HI Email and calculation states the GFA to be 64,927 which is within the limit. Reassessment will be required upon completion | Compliant |
| Prescribed Conditions | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|---|--|--|-------------------|
| A8 | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation. | Site Observations Document reviews | Management systems in place to ensure compliance | Compliant |
| Planning Secretary as Moderator | | | | |
| A9 | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter is binding on the parties. | No disputes have occurred | Not triggered | Not triggered |
| Evidence of Consultation | | | | |
| A10 | Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | Consultation Records | Consultation registers are in place for consultation with third parties. Ongoing consultation with key stakeholders (e.g. Kingscliff Tafe) is undertaken and records are kept | Compliant |
| Staging | | | | |
| A11 | The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). | Site observations, document reviews Tweed Valley Hospital Staging Report (SSD - 10353) dated 31/8/2020 Rev 1 DPIE letter of approval of Staging Report revision 1.2 dated September 2020 | DPIE have reviewed and approved staging of the project as well as approval of the staging report | Compliant |
| A12 | A Staging Report prepared in accordance with condition A11 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. | Tweed Valley Hospital Staging Report (SSD - 10353) dated 31/8/2020 Rev 1 | DPIE have reviewed and approved staging of the project as well as approval of the staging report | Compliant |
| A13 | Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary | Tweed Valley Hospital Staging Report (SSD - 10353) dated 31/8/2020 Rev 1 | Staging of project described in Section 2.1 of Staging Report as approved by the Planning Secretary Current works undertaken to date in accordance with the Staging report | Compliant |
| A14 | Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report. | Tweed Valley Hospital Staging Report (SSD - 10353) dated 31/8/2020 Rev 1 | Staging of project described in Section 2.1 of Staging Report as approved by the Planning Secretary Current works undertaken to date in accordance with the Staging report | Compliant |
| Staging, Combining and Updating Strategies, Plans or Programs | | | | |
| A15 | The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future | - | Updates and Reviews of Management Plans has recently been initiated | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|--|--|--|-------------------|
| | <p>stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p> | | | |
| A16 | Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary. | | As above | Not triggered |
| A17 | If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent. | | As above | Not triggered |
| A18 | Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing. | | As above | Not triggered |
| Structural Adequacy | | | | |
| A19 | <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p> | <p>Certificate of Design – Structural Engineering (RBG 22/10/20)</p> <p>Certificate of Design – Civil (RBG 23/10/20)</p> <p>Certificate of Design Intent – Hydraulic Services and Fire Infrastructure (Planet Plumbing (28/10/20)</p> <p>Certificate of Design – Electrical and Communications Systems 21/9/2020)</p> <p>Certificate of Design – Vertical Transportation JHA 22/9/20)</p> <p>Certification of Design – Structural (AMA 22/9/20)</p> <p>Certification of Design – Architecture (STH 12/10/20)</p> | SSD 2 Construction commenced in late 2020. However, process is underway. Certificates of design for Structural Engineering, Civil, Hydraulic Services, Fire Infrastructure, Electrical and Communications Systems, Vertical Transportation, Structural and Architectural have been completed | Not triggered |
| External Walls and Cladding | | | | |
| A20 | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | Certification of Design – Architecture (STH 12/10/20) | SSD 2 Construction works commenced in late 2020 However, process is underway. Certification of Design for Architecture completed | Not triggered |
| Design and Construction for Bush Fire | | | | |
| A21 | New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard | Certification of Design – Architecture (STH 12/10/20) | SSD 2 Construction works commenced in late 2020 However, process is underway. Certification of Design for Architecture completed noting that the advice | Not triggered |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|--|--|--|-------------------|
| | Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006. | | provided by the bushfire consultant has been incorporated into the design where applicable | |
| Applicability of Guidelines | | | | |
| A22 | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. | - | Relevant guidelines are referenced in management plans and site documentation | Compliant |
| A23 | Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them. | - | No directions issued by Planning Secretary | Not triggered |
| Monitoring and Environmental Audits | | | | |
| A24 | <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p> | Monitoring results (project website) Site observations | <p>The relevant monitoring programs, incident and non-conformance reporting were sighted in the EMP documentation.</p> <p>This initial independent audit was undertaken in December 2020 within six (6) weeks after construction of SSD 2 commenced. This second audit is undertaken within 6 months of the initial audit and in compliance with the audit program</p> <p>Monitoring for noise and vibration, air quality and complaints are undertaken on a monthly basis and are reported publicly on the project website.</p> | Compliant |
| Access to Information | | | | |
| A25 | <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed in writing by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> | Project Website | Approved Management Plans, complaints register, and other management documents are listed on the project website | Compliant |
| Compliance | | | | |
| A26 | The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development. | Builders brief accompanying daily prestart TVH Part B Site Induction Presentation Example of toolbox Early Works High Risk Workshop (for Building Retaining walls and substructure) PowerPoint presentation, Dec 2020 | <p>Site induction is undertaken in two parts:</p> <ul style="list-style-type: none"> • Part A – online, general • Part B – on site induction, specific conditions relevant to workers <p>Daily toolbox forms part of the pre-start and builders brief for site wide activities / activities to be aware of / ongoing risks / upcoming environmental concerns</p> | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|--|---|--|-------------------|
| | | Main Works High Risk Workshops held for Concrete Structures, Cranes, Scaffold, Concrete Pumping – High Voltage External work on 23 February 2021). Visitors induction Dec 2020 and June 2021 | A High- Risk Workshop occurs prior to subcontractors arriving to site and includes SSD and environmental management requirements. Subcontractors sign onto Environmental Management Plan. | |
| Incident Notification, Reporting and Response | | | | |
| A27 | The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. | - | No Incidents reported to Planning Secretary. | Not Triggered |
| A28 | Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 . | - | As above | Not Triggered |
| Non-Compliance Notification | | | | |
| A29 | The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. | Incident Notification Records | No non compliances or environmental incidents reported at this stage in the project. | Not Triggered |
| A30 | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. | - | No non compliances reported at this stage in the project | Not Triggered |
| A31 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | - | No non compliances reported at this stage in the project | Not Triggered |
| Revision of Strategies, Plans and Programs | | | | |
| A32 | Within three months of: (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out. | Email dated 18/6/2021 SSD 2 Commenced 13 January 2021 MOD 1 – CEMP and subplans to be reviewed following completion No incidents in the last 6 months | The Audit CEMP and associated subplans are currently under review. The Certifier was formally notified on 15 June 2021 and DPIE were notified on 25 June 2021 | Compliant |
| A33 | If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i> | - | SSD2 has only recently commenced, review of strategies and plans yet to be undertaken | Not triggered |
| Completion of Stage 1 Works | | | | |
| A34 | The Applicant must notify the Department in writing of the timing of completion of the Stage 1 works under SSD-9575. | - | DPIE yet to be formally notified of timing of completion of Stage 1 works | Not triggered |
| Compliance Reporting | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| A35 | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements. | - DPIE Post Approval Reporting Requirements (May 2020) | The DPIE post approval reporting requirements does not require a compliance report to be submitted until the operational phase of the project | Compliant |
| A36 | Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary. | - DPIE Post Approval Reporting Requirements (May 2020) | The DPIE post approval reporting requirements does not require a compliance report to be submitted until the operational phase of the project | Not triggered |
| A37 | The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary. | - | Initial compliance report not due until the operational phase | Not triggered |
| A38 | Notwithstanding the requirements of the Compliance Reporting Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. | - | Initial compliance report not yet due | Not triggered |
| PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | | |
| Notification of Commencement | | | | |
| B1 | The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates. | HI Letter (Notice of Commencement) to DPIE dated 3 November 2020 | Letter to DPIE issued 3 November, Works commenced 9 th November. | Compliant |
| B2 | If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | HI Letter (Notice of Commencement) to DPIE dated 3 November 2020 Staging Report | Not triggered. New Stages yet to commence | Not triggered |
| Certified Drawings | | | | |
| B3 | Prior to the commencement of construction for a relevant construction stage, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent. | Signed Certified Drawings (dated 7/7/20) | Drawings have been prepared by Qualified and experienced structural engineer and submitted to the certifier | Compliant |
| External Walls and Cladding | | | | |
| B4 | Prior to the commencement of construction for a relevant construction stage, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it. | - | External Walls and Cladding yet to be constructed | Not triggered |
| Protection of Public Infrastructure | | | | |
| B5 | Prior to the commencement of construction, the Applicant must update the pre-construction dilapidation report for public infrastructure, submitted for Stage 1 works of SSD-9575. The report must <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of any additional services that are likely to be affected by the proposed works under this development consent (in addition to the Stage 1 works under SSD-9575) to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) include an additional dilapidation report (or update the Stage 1 dilapidation report for public infrastructure) identifying the condition of all additional public infrastructure in the vicinity of the Site (including roads, gutters and footpaths); and (c) submit a copy of the updated dilapidation report to the Planning Secretary, Certifier and Council. | Submission to Certifier dated 6/10/20 Letter of approval from Council. Email dated 4 November 2020. Submitted to Certifier 6 th October 2020. Dilapidation Report 764 Cudgen Road Consultation records with asset owners Planning NSW Portal submission to DPIE record of transmittal | Dilapidation report complete and submitted to DPIE | Compliant |
| Pre-Construction Dilapidation Report | | | | |
| B6 | Prior to the commencement of construction, the Applicant must update the pre-construction dilapidation report submitted for Stage 1 works of SSD-9575. The report must: <ul style="list-style-type: none"> (a) include all the detailed submitted with the pre-construction dilapidation report for Stage 1 works of SSD-9575; and (b) provide an accurate record of the existing condition of any additional adjoining private properties, and Council assets that are likely to be impacted by the proposed works that are subject of this development consent (including the Tweed Coast Road / Cudgen Road intersection). | Submission to Certifier dated 6/10/20 Letter of approval from Council. Email dated 4 November 2020. Submitted to Certifier 6 th October 2020. Consultation summary | Updated dilapidation report issued to Certifier and to Council | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|---|---|--|-------------------|
| | The updated pre-construction dilapidation report must be submitted to Council and the Certifier. | | | |
| Unexpected Contamination Procedure | | | | |
| B7 | Prior to the commencement of construction, the Applicant 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 B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary for information prior to its removal from the Site. | Contamination Management Plan | Updated procedure included in Contamination Management Plan | Compliant |
| Community Communication Strategy | | | | |
| B8 | The additional strategies must identify people to be consulted (the relevant Council and the community including adjoining affected landowners and businesses, and others directly impacted by the development) during the design and construction phases and for a minimum of 12 months following the completion of construction; <ul style="list-style-type: none"> a) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; b) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; c) set out procedures and mechanisms: <ul style="list-style-type: none"> i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and 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. | Community Consultation Strategy dated July 2020 DPIE Approval dated 14/10/20 | Updated Strategy Approved by DPIE | Compliant |
| Ecologically Sustainable Development | | | | |
| B9 | Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: <ul style="list-style-type: none"> (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. | ESD Design and As Built Scorecard HI email to DPIE dated 13 October 2020 DPIE Letter of Approval dated 26/10/20 | Alternative letter of approval for alternative certification process (with Conditions) issued by DPIE LCI have been appointed as ESD Consultant. LCI track sustainability performance throughout the project. Ongoing review process and will prepare a report at the end of the project. | Compliant |
| Outdoor Lighting | | | | |
| B10 | Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the Site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | - | Lighting installation yet to commence | Not triggered |
| Reflectivity | | | | |
| B11 | The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report / statement demonstrating consistency with this requirement will be submitted to the satisfaction of the certifier prior to commencement of construction of the above ground works for the new hospital building, multi-deck carpark or the Health Hub. | Statement of Design Intent (Inhabit Australia 22/10/20) | Statement of design intent commits to a reflected glare assessment. Construction not yet commenced. The report is currently being prepared/undertaken by INHABIT. | Not triggered |
| Environmental Management Plan Requirements | | | | |
| B12 | Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul style="list-style-type: none"> a) detailed baseline data; b) details of: <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; | Environmental Management Plans | Management Plans have been prepared in accordance with all relevant requirements | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | <ul style="list-style-type: none"> c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d) a program to monitor and report on the: <ul style="list-style-type: none"> i. impacts and environmental performance of the development; ii. effectiveness of the management measures set out pursuant to paragraph (c) above; e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: <ul style="list-style-type: none"> i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p> | | | |
| Construction Environmental Management Plan | | | | |
| B13 | <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (c) Construction Noise and Vibration Management Sub-Plan (see condition B16); (d) Construction Waste Management Sub-Plan (see condition B17); (e) Construction Soil and Water Management Sub-Plan (see condition B18); (f) Flood Emergency Response Sub-Plan (see condition B19); (g) Construction Air Quality Management Sub-Plan (condition B20); (h) be consistent with the CEMP of Stage1 of SSD-9575; (i) details of location of protective fencing (exclusion fence) to protect the vegetation on the Site, identified for retention in the approved plans in condition A2; (j) an unexpected finds protocol for contamination and associated communications procedure; (k) details to demonstrate that the proposed exclusion fence on the Site would not impinge on species movement within the Site and the adjoining 'Coastal wetlands' during the construction works; (l) an unexpected finds protocol for contamination and associated communications procedure; (m) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure including recommendations for works within the Tweed Coast Road / Cudgen Road intersection; (n) procedures to protect the retained stone walls on the Site identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 23 September 2019; | <p>Acconex - Certifier Approval of Construction Environmental Management Plan (12/8/20) DPIE review of CEMP (dated 15/10/20)</p> | <p>CEMP approved by Certifier and Issued to DPIE in accordance with this requirement</p> <p>DPIE approval of CEMP not required. DPIE have reviewed the CEMP and have no comments</p> <p>CEMP and subplans currently being updated.</p> | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | <ul style="list-style-type: none"> (o) 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; and (p) mitigation measures against mosquitos and biting insects for construction workers and measures to minimise mosquito breeding on the existing sediment basins, where feasible and ensuring the correct function of the basins and protection of the surrounding environment. | | | |
| B14 | The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary. | Acconex - Certifier Approval of Construction Environmental Management Plan (12/8/20) DPIE review of CEMP (dated 15/10/20) | SSD commenced in November 2020 following approval of the CEMP by the Certifier | Compliant |
| B15 | <p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details that are consistent with the CTPMSP approved for the Stage 1 works pursuant to development consent SSD-9575; (b) be prepared by a suitably qualified and experienced person(s); (c) be prepared in consultation with Council and TfNSW; (d) demonstrate that all construction vehicles can enter and leave the Site in a forward direction; (e) demonstrate that the swept path of the longest vehicle entering and exiting the Site in association with the construction works, would be in accordance with AUSTRROADS; (f) detail the measures to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians, bus services and slow-moving agricultural vehicles using the same road network as the construction vehicles; (g) include a procedure for identifying additional impacts and recording the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts; (h) include a procedure to manage the movement of slow-moving agricultural vehicles (tractors etc.) on Tweed Coast Road and Cudgen Road along with the construction traffic (specifically heavy vehicles); (i) detail heavy vehicle routes (including separate access routes for vehicles entering and leaving the Site), access and parking arrangements and demonstrate that all heavy vehicles routes would be via arterial / regional roads only (such as Tweed Coast Road) prior to entering Cudgen Road, and not via any of the local roads within the Kingscliff urban area; (j) includes details that specify that the total number of daily two-way movements for heavy vehicles are restricted to 20 vehicles per hour (average) as identified in the Stage 2 Traffic Impact Assessment prepared by Bitzios dated 23/09/2019; (k) include details to demonstrate that all heavy vehicle access to / from the Site would occur outside of the identified morning peak period (8am – 9am) and afternoon peak period (2:45pm – 4:15pm) except circumstances (such as continual supply of concrete pouring) where evidence is provided to the Planning Secretary and (l) include a Traffic Control Plan (TCP) to manage road closures and the works within the Cudgen Road and Tweed Coast Road reserve. | Construction Traffic and Pedestrian Management Plan (Bitzios 2/10/2020) | <p>CTTMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p> | Compliant |
| B16 | <p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) provide details of construction noise management procedures within the Site, Cudgen Road signalised intersection and the Tweed Coast Road / Cudgen Road intersection upgrade site; (c) provide details of all the residential and non-residential receivers in Catchments A, B and C, the Kingscliff TAFE and Kingscliff High School as identified in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019; (d) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers; | Construction Noise and Vibration Management Sub-Plan dated 7/9/2020 rev 4 | <p>CTTMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p> | Compliant |

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| | <ul style="list-style-type: none"> (e) incorporate all reasonable and feasible noise mitigation measures and construction methods (where feasible) during the proposed construction works so that the project specific construction noise management levels (NMLs) at all the identified receivers (B16(c)), for standard construction hours (airborne) as identified in Section 6.5.2 of the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, be maintained (); (f) identify the construction activities (including works within the Tweed Coast Road / Cudgen Road intersection upgrade site) with the associated predicted construction noise levels, that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(15min), at the identified the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School; (g) describe the management and mitigation measures to be implemented when the predicted construction noise levels for the above construction activities (exceed 75dB(A) LAeq(15min) at the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School, including (but not limited to): <ul style="list-style-type: none"> i. proposing suitable location of the noise generating equipment so that the predicted construction noise levels at the residential and non-residential receivers in Catchments A / B / C can be lowered; ii. intra-day respite periods (such as one hour of respite every three hours or exclusion of such works on the Saturdays); iii. scheduling of the noisy activities outside the sensitive times of the day and specific periods of the year; iv. equipment-specific temporary screening for noisy equipment or use of noise control measures in AS-2436; and v. use of noise shields where feasible; (h) include details of noise monitoring procedures and the location of the loggers on the eastern and southern boundaries of the Site, and at the Tweed Coast / Cudgen Road intersection, facing the sensitive receiving catchments, to record the noise levels generated by the construction activities, and to ensure that appropriate notification occurs in the event that the construction noise level exceeds 75dB(A) LAeq(15min) at a receiver, so that mitigation measures can be incorporated on the Site at that time; (i) provide details of the surveys of each of the key vibration generating activity / equipment and the predicted vibration levels of the equipment; (j) include details of vibration monitoring techniques to be implemented when vibration levels exceed the prescribed criteria identified in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019; (k) include strategies that have been developed with the community (specifically residents in Catchments A and B), Kingscliff TAFE and Kingscliff High School for managing high noise and vibration generating works, especially during the Tweed Coast Road / Cudgen Road intersection upgrade works; (l) describe the community consultation undertaken to develop the strategies in condition B16(g); and (m) include details of a complaints management system that would be implemented for the duration of the construction. | | | |
| B17 | <p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction. | Construction Waste Management Subplan (31/8/20) Rev 5 | <p>CCWMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p> | Compliant |
| B18 | <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert; | Construction Soil and Water Management Subplan (31/8/20) Rev 5 | CSWMP is comprehensive and addresses requirements of the condition | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | <p>(b) be consistent with the CSWMP prepared for the Stage 1 works of SSD-9575;</p> <p>(c) describe all erosion and sediment control measures to be implemented during construction, generally in accordance with:</p> <ol style="list-style-type: none"> i. RBG-CV-DWG-RIE-81-300 Rev 2 - Erosion and Sediment Control Plan dated 12/09/2019; ii. the publication Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom ('Blue Book'); iii. the measures proposed in Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019; and iv. the recommendations in Section 3.2.4 of the Stage 2 SSD Biodiversity Assessment Report prepared by Greencap dated September 2019 (BDAR). <p>(d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas (if any);</p> <p>(e) 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);</p> <p>(f) detail all off-site flows from the Site; and</p> <p>(g) 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;</p> <p>(h) include details of all off-site flows from the Site to demonstrate that the peak flows from the Site into the wetland do not exceed the pre-development flows during construction works;</p> <p>(i) include details of maintenance and monitoring programme in relation to the four sediment basins (stormwater retention and water quality treatment devices), recording and reporting details, relevant contact information and Work Health and Safety requirements to ensure that the proposed stormwater quality measures remain effective for the duration of Stage 2 works;</p> <p>(j) management measures for cane toad <i>Rhinella marina</i> around sediment basins during construction works in accordance with the Stage 2 Biodiversity Management Plan prepared by Greencap dated September 2019 (as updated by conditions of this development consent) (Stage 2 BMP);</p> <p>(k) monitoring methods for aquatic weeds (particularly salvinia <i>Salvinia molesta</i>) in sediment basins in accordance with the recommendations of Stage 2 BMP;</p> <p>(l) provide details of the water quality monitoring techniques to be adopted to ensure that the pre-development water quality levels are maintained (except large flood events including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI) during construction works. The water quality monitoring locations and targets must comply with the recommendations of the BDAR; and</p> <p>(m) details of a water quality monitoring program including periodic review programs;</p> | | No requirement for DPIE approval | |
| B19 | <p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EESG); (c) include details of: <ol style="list-style-type: none"> i. the flood emergency responses for the construction phase of the development; ii. flood warning time and flood notification; iii. assembly points and evacuation routes; iv. evacuation and refuge protocols; and v. awareness training for employees and contractors, and students. | Flood Emergency Response Plan dated 14/8/20 | <p>FERP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p> | Compliant |
| B20 | <p>The Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP) and the plan must address, but not be limited to the following:</p> <ol style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) be consistent with the air quality and dust control measures adopted in the Stage 1 CAQDMSP for SSD-9575; (c) describe the measures that would be implemented on Site to ensure: <ol style="list-style-type: none"> i. the control of air quality and odour impacts of the Development, in particular, during rock crushing and piling activities; | Construction Air Quality and Dust Management Plan (14/8/20) | <p>CAQMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p> | Compliant |

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| | <ul style="list-style-type: none"> ii. that these controls remain effective over time; iii. that all reasonable and feasible air quality management practice and measures are employed, with specific reference to the rock crushing and piling activities; iv. the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and v. compliance with the relevant conditions of this consent. <p>(d) include performance objectives for monitoring dust and ensuring no off-site air quality impacts to users of Kingscliff TAFE, and nearby residences and other businesses;</p> <p>(e) includes an air quality monitoring program that:</p> <ul style="list-style-type: none"> i. is capable of evaluating the performance of the construction works; ii. includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints; iii. adequately supports the air quality performance objectives; and iv. evaluates and reports on the effectiveness of air quality management for the construction works. <p>(f) details on monitoring weather conditions and communicating changing conditions to the workforce.</p> | | | | | | | | | | | | | | | | | | | |
| B21 | <p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. | <p>Site observations and document review</p> <p>Driver code of conduct</p> <p>Contract documents (examples)</p> | <p>The previous audit identified that the driver code of conduct had not been issued to all heavy vehicle drivers resulting in a non-compliance with this condition</p> <p>The previous audit recommended that the code of conduct to be communicated to all heavy vehicle drivers as soon as practical</p> <p>This audit found that the Driver Code of Conduct was issued to Subcontractors. Concrete delivery drivers required to sign and review at the gate. The site gateman provides an induction to the drivers of concrete trucks etc.</p> | Compliant | | | | | | | | | | | | | | | | |
| Construction Parking | | | | | | | | | | | | | | | | | | | | |
| B22 | <p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that residential streets and nearby public carparks are not utilised for any vehicle parking associated with construction of the project.</p> | Site Observations | Sufficient carparking provided on site | Compliant | | | | | | | | | | | | | | | | |
| Road and Intersection Works | | | | | | | | | | | | | | | | | | | | |
| B23 | <p>Prior to the commencements of the relevant roadworks pursuant to this development consent, the Applicant must:</p> <ul style="list-style-type: none"> (a) submit detailed design and engineering plans to the satisfaction of Council or TfNSW (RMS) and provide a copy to the Certifier and the Planning Secretary for information; (b) prepare design plans for the intersection upgrade for Tweed Coast Road / Cudgen Road and the signalised vehicular access to the Site from Cudgen Road, generally in accordance with the following and Council's Development Design and Construction Specifications: <table border="1" data-bbox="320 1640 1412 1892"> <thead> <tr> <th colspan="4">Civil Plans prepared by <i>Robert Bird Group</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>RBG-CV-DWG-RIE-87-300</td> <td>2</td> <td>Main Entrance – General Arrangement – (1 of 3)</td> <td>11/11/2019</td> </tr> <tr> <td>RBG-CV-DWG-RIE-87-301</td> <td>3</td> <td>Main Entrance – General Arrangement – (2 of 3)</td> <td>03/02/2020</td> </tr> </tbody> </table> | Civil Plans prepared by <i>Robert Bird Group</i> | | | | Dwg No. | Rev | Name of Plan | Date | RBG-CV-DWG-RIE-87-300 | 2 | Main Entrance – General Arrangement – (1 of 3) | 11/11/2019 | RBG-CV-DWG-RIE-87-301 | 3 | Main Entrance – General Arrangement – (2 of 3) | 03/02/2020 | Site Observations | <p>Cudgen Road widening works are yet to commence. Tendering for these works has been initiated</p> | Not triggered |
| Civil Plans prepared by <i>Robert Bird Group</i> | | | | | | | | | | | | | | | | | | | | |
| Dwg No. | Rev | Name of Plan | Date | | | | | | | | | | | | | | | | | |
| RBG-CV-DWG-RIE-87-300 | 2 | Main Entrance – General Arrangement – (1 of 3) | 11/11/2019 | | | | | | | | | | | | | | | | | |
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| | <table border="1" data-bbox="320 195 1412 472"> <tr> <td>RBG-CV-DWG-RIE-87-302</td> <td>2</td> <td>Main Entrance – General Arrangement – (3 of 3)</td> <td>11/11/2019</td> </tr> <tr> <td>RBG-CV-DWG-RIE-88-300</td> <td>2</td> <td>Tweed Coast Road and Cudgen Road - GA - 1 of 3</td> <td>11/11/2019</td> </tr> <tr> <td>RBG-CV-DWG-RIE-88-301</td> <td>2</td> <td>Tweed Coast Road and Cudgen Road - GA - 2 of 3</td> <td>11/11/2019</td> </tr> <tr> <td>RBG-CV-DWG-RIE-88-302</td> <td>2</td> <td>Tweed Coast Road and Cudgen Road - GA - 3 of 3</td> <td>11/11/2019</td> </tr> </table> <p data-bbox="320 510 1448 1423"> (c) provide details to demonstrate that the Tweed Coast Road / Cudgen Road upgrade works are consistent with Council's plans for the four-lane upgrade of Tweed Coast Road, unless otherwise agreed with Council; (d) provide details to demonstrate that all proposed works for Tweed Coast Road / Cudgen Road intersection recommended in the Stage 2 Traffic Impact Assessment prepared by Bitzios dated 23/09/2019 are incorporated; (e) provide any additional details for vehicular access points to the Site from Cudgen Road or Cudgen Road / Turnock Street roundabout; (f) include details of additional works as necessary to ensure: <ol style="list-style-type: none"> i. the northern side of Cudgen Road along the entire Site frontage is upgraded to an urban road with kerb and gutter, street lighting, drainage, signage and line marking; ii. the existing pathway along the Site's frontage to Cudgen Road and Turnock Street is upgraded to a 2.5metre wide share pathway facilitating pedestrian, cycle and mobility scooter access; iii. provision of all-weather shelters and seating at the two bus bays in accordance with Council and TfNSW requirements; iv. details of all associated stormwater works, sediment and erosion control measures, relocation of any existing services and installation of new service conduits (as necessary) to facilitate the proposed roadworks; v. details of location of electrical reticulation plans clearly identifying the location of streetlights, underground cables and other electrical infrastructure including transformers and substations (if any); and vi. details of line marking and signage generally in accordance with the wayfinding signage plans in condition A2 and in accordance with Austroads Road Design Guide; (g) include copies of all compliance certificates relied upon, details of roadwork furnishings and Traffic Control Plans; and (h) include a detailed design Road Safety Audit (RSA) of the proposed pedestrian facility improvements and bus stop arrangements on Cudgen Road. Where necessary, the design plans must be amended to address any deficiencies identified by the RSA. </p> | RBG-CV-DWG-RIE-87-302 | 2 | Main Entrance – General Arrangement – (3 of 3) | 11/11/2019 | RBG-CV-DWG-RIE-88-300 | 2 | Tweed Coast Road and Cudgen Road - GA - 1 of 3 | 11/11/2019 | RBG-CV-DWG-RIE-88-301 | 2 | Tweed Coast Road and Cudgen Road - GA - 2 of 3 | 11/11/2019 | RBG-CV-DWG-RIE-88-302 | 2 | Tweed Coast Road and Cudgen Road - GA - 3 of 3 | 11/11/2019 | | | |
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| RBG-CV-DWG-RIE-88-301 | 2 | Tweed Coast Road and Cudgen Road - GA - 2 of 3 | 11/11/2019 | | | | | | | | | | | | | | | | | |
| RBG-CV-DWG-RIE-88-302 | 2 | Tweed Coast Road and Cudgen Road - GA - 3 of 3 | 11/11/2019 | | | | | | | | | | | | | | | | | |
| B24 | A separate construction certificate application under section 138 of the Roads Act 1993, is required to be submitted to Council to obtain approval for the road works outside the boundary of the Site. | Site observations | Process yet to commence | Not triggered | | | | | | | | | | | | | | | | |
| B25 | Traffic signal traffic facilities must be designed to meet the requirements of TfNSW (RMS). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of associated roadworks. <i>Note: Applications to TfNSW for traffic signals are to be demonstrate appropriate consultation with Ambulance NSW, as required.</i> | Site observations | Process yet to commence | Not triggered | | | | | | | | | | | | | | | | |
| Public Domain Works | | | | | | | | | | | | | | | | | | | | |
| B26 | Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier, two weeks prior to commencement of that stage of work. | Site observations | Construction of public domain or footpath works yet to commence | Not triggered | | | | | | | | | | | | | | | | |
| Operational Noise – Design of Mechanical Plant and Equipment | | | | | | | | | | | | | | | | | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| B27 | Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report. | Site Observations | Construction of mechanical plant and equipment yet to commence | Not triggered |
| Landscaping | | | | |
| B28 | <p>Prior to the commencement of construction of the landscape works on the Site, the Applicant must update the approved Landscape Plans in condition A2, to the satisfaction of the Planning Secretary. The updated landscape plans must:</p> <ul style="list-style-type: none"> (a) include the provision of additional large canopy trees (reaching a mature height of at least 25m) / or replace proposed smaller sized trees with larger canopy trees, on all sides of the new hospital building (where feasible), to screen and soften views of the building from all directions. Particular consideration should be given to providing canopy trees: <ul style="list-style-type: none"> i. within the vegetative buffers; ii. along most of the remainder of the western boundary, subject to Asset Protection Zone (APZ) requirements; iii. to the north of the building on the upper slopes, subject to APZ requirements; and iv. to the east and south-east of the building such as throughout the car parking areas; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site including identification of the location of each species / planting on the plans; (c) include additional photomontages to indicatively demonstrate that the proposed canopy tree planting on the edges of the new hospital building and within the vegetative buffer would suitably assist to soften, filter and / or screen the development from the public domain (where feasible while complying with requirements of B28(f)); <p>Note: <i>It is acknowledged that photomontages are indicative and cannot account for natural variation in tree growth/shape over time.</i></p> (d) include species indigenous to the local area, complying with the recommendations of the Stage 2 BMP, and provide similar outcomes for koala food tree provision as compared to the approved landscaped plans; (e) provide advanced plantings of all canopy trees with a pot container of 100 litres or greater; (f) comply with the principles of the current version of Planning for Bush Fire Protection; and (g) outline measures to maintain vegetation and replace vegetation as necessary. | Site Observations | Permanent Landscape works yet to commence | Not triggered |
| Operational Car Parking and Service Vehicle Layout | | | | |
| B29 | <p>Prior to the commencement of construction of each car parking / bicycle parking areas or facilities (including provisions of access / driveways), compliance with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) all vehicles are capable of entering and leaving the Site in a forward direction; (b) the swept path of the longest vehicle entering and exiting the car parking areas is in accordance with latest version of AS 2890.2; (c) the layout, and design of all on-site car parking and drop-off and pick-up spaces comply with latest versions of AS2890.1 and AS 2890.6 (for disabled parking spaces); (d) the layout, design and security of bicycle facilities comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and are located in easy to access, well-lit areas that incorporate passive surveillance; and (e) accessible parking spaces are provided in accordance with Part D3 of the Building Code of Australia and located near necessary medical services. | - | <p>Construction of car and bike parking yet to commence</p> <p>Multideck Carpark will be constructed as a separate package of work. Procurement has been initiated</p> | Not triggered |
| B30 | <p>The car parking design plans for car parking / bicycle parking areas or facilities must demonstrate that at the commencement of operation of the new hospital building:</p> <ul style="list-style-type: none"> (a) a minimum of 1201 on-site car parking spaces (within the multi-deck carpark and the at grade car park) are provided on the Site; and (b) 23 drop-off / pick-up bays are provided on the Site. | - | Refer above | Not triggered |
| Biodiversity Management Plan (BMP) | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| B31 | <p>Prior to commencement of any construction the Stage 2 BMP must be updated to the satisfaction of the Planning Secretary to include the following commitments:</p> <ul style="list-style-type: none"> (a) deletion of the recommendation to introduce Duckweed and Azolla to suppress the growth of Salvinia; (b) define the areas of 'environmental conservation'; (c) describe how pet animals would be restricted with an on-leash control; (d) include responsibilities for the Mitchell's Rainforest Snail both during and post construction works; and (e) include salvage measures for animals that could be impacted by the dam infill works. | <p>Biodiversity Management Plan dated June 2020 DPIE letter of approval dated 30/10/2020 in relation to the Biodiversity Management Plan</p> | <p>DPIE have approved the Biodiversity Management Plan</p> | <p>Compliant</p> |
| Heritage Interpretation Plan | | | | |
| B32 | <p>Prior to the commencement of landscape works on the site, the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must be prepared in accordance with the Interpretation Strategy prepared by Niche Environment and Heritage and dated 23 September 2019 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the local South Sea Islander Community; (b) where appropriate include engagement of local South Sea Islander and community artists to assist with development of the interpretation material in a culturally appropriate manner; (c) outline all interpretation measures to be implemented that acknowledges the Site's heritage; and (d) provide details of any associated physical works including any relocation of previously removed drystone walls into the landscaping scheme and provide updated landscape plans accordingly. | <p>--</p> | <p>Landscaping works are yet to commence</p> | <p>Not triggered</p> |
| Pedestrian Amenity | | | | |
| B33 | <p>Prior to the commencement of construction of the landscape works on the site, the Applicant must submit the plans for an all-weather covered pedestrian access between the multideck carpark building and the new hospital building (except where there is a conflict with vehicular access or pedestrian crossings), to the satisfaction of the Certifier.</p> | <p>-</p> | <p>Construction of Landscape works is yet to commence</p> | <p>Not triggered</p> |
| Proposed Helipad Design | | | | |
| B34 | <p>Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and operation of onshore Helicopter Landing Sites and other relevant National and International guidelines.</p> | <p>-</p> | <p>Construction of helipad is yet to commence</p> | <p>Not triggered</p> |
| B35 | <p>Prior to commencement of the works in relation to the construction of the proposed pumping station, the Applicant must lodge an application with Council to install / operate an on-site sewage management system (pump station) under section 68 of the Local Government Act 1993. The application must include copies of detailed hydraulic design report certified by a qualified hydraulic engineer and include the following:</p> <ul style="list-style-type: none"> (a) system type and specifications including pump-well volume, pump specifications and rising main size, length and location (sized for industrial / commercial developments); (b) details of operation and maintenance of the system with a confirmation that the pump unit would be owned, operated and maintained by the Applicant; (c) details to demonstrate that the pumps are: <ul style="list-style-type: none"> i. limited to a maximum discharge of 35 litres/second to Council's sewerage system; ii. designed to pump a minimum of less than every eight hours to reduce the septicity in the pump well and rising mains; iii. constructed in a flood proof well with electrical equipment located above the Probable Maximum Flood (PMF) level and outside the area marked as Coastal wetlands; iv. designed for the sewer pressure systems to comply with the Water Services Association (WSA) of Australia's Pressure Sewerage Code of Australia WSA07-2007; and | <p>- Tweed Shire Council – Letter dated 19 March 2021</p> | <p>Approval has been obtained from Tweed Shire Council for the construction and operation of the Sewage Pumping Station</p> | <p>Compliant</p> |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | v. designed to have at least 24 hours of Average Dry Weather Flow (ADWF) emergency storage capacity within the system, or hours of storage equivalent to the operating hours of the property per day. Appropriate application fees must be paid to Council and an approval obtained prior to the commencement of the above works. | | | |
| Water and Wastewater Infrastructure | | | | |
| B36 | The water and sewer infrastructure work and connections are to be designed generally in accordance with the conceptual Civil Works Plans submitted with this application. The final design plans: <ul style="list-style-type: none"> (a) for sewerage infrastructure within the Site must be designed in accordance with the Water Services of Australia sewerage standards (WSA04-2005) and any other relevant requirements; (b) must demonstrate that, at the points where the sewerage infrastructure meets Council's public infrastructure (i.e. connection at the boundary), the sewerage infrastructure is designed in accordance with Council's design standards for Sewerage (D12), the Water Services of Australia sewerage standards (WSA04-2005) and any other relevant requirements; (c) must demonstrate that the water and sewerage reticulation would be connected to a single water and sewerage connection on the lot, ensuring the lot only has one connection to Council's public water and sewer infrastructure; and (d) must demonstrate that that the proposed Civil works in the road reserve meet Council's Development Design Specification D15 – Work in Proximity (in relation to plans submitted to the Water Authority). | - OSKA Stamped and approved design drawings for sewer rising main connection | -Process underway, sewer rising mains design plans have been stamped and approved by Tweed Shire Council Infrastructure yet to be installed therefore not triggered | Not triggered |
| B37 | Prior to the connection of water or sewerage services to Council's infrastructure, relevant applications must be lodged with Council (with appropriate application fees paid) and approvals obtained. | Site observations | connection of water or sewerage services to Council's infrastructure yet to commence | Not triggered |
| B38 | Prior to the water services connections, the Applicant must submit an appropriate 'Application for Water Service Connection' form to Council's Water Unit to facilitate a property service water connection, from the existing water main in Turnock Street. | Site observations | Water services connections yet to commence | Not triggered |
| B39 | If the development results in disturbance to or impact upon exiting water or sewer infrastructure (such as extending, relocating or lowering of pipeline), written agreement regarding the works must be obtained from the relevant service provider (such as Water Authority), and a copy submitted to the Certifier for information, prior to those works commencing. | Site observations | No impacts on existing water or sewer infrastructure observed | Not triggered |
| Liquid Trade Waste | | | | |
| B40 | Prior to commencement of construction of the sewerage system / infrastructure which proposes to discharge wastewater into Council's sewerage system, the Applicant must submit a completed Liquid Trade Waste Application for a Liquid Trade Waste Services Agreement to Council, pay the appropriate fees and obtain the necessary approval. | Site Observations Email from Tweed Valley Council dated 28/10/2020 providing approval in principal to connect to the sewer. | Construction of the sewage system is yet to commence. Tweed Valley Council have agreed in Principal to connecting into Sewer | Not triggered |
| B41 | The Liquid Trade Waste Application Form must include: <ul style="list-style-type: none"> detailed hydraulic plans and specifications indicating the size, type and location of pre-treatment devices (e.g. grease arrester, oil separator, basket traps); (a) design plans to confirm that all plumbing and drainage installations to these devices comply with AS3500; (b) details confirming that the pre-treatment devices would be installed in accordance with Tweed Shire Council's Policy - Discharge of Liquid Trade Waste to the Sewerage System; (c) full details of drainage installations in accordance with AS3500. | Site Observations | Construction of the sewage system is yet to commence | Not triggered |
| B42 | The Applicant must provide Council with the hydraulic drawings for the proposed sewer drainage systems including pipe sizes, details of materials and discharge temperatures. | Site Observations | Construction of the sewage system is yet to commence | Not triggered |
| B43 | The design plans must designate a durable and pervious construction vehicle wash- down area/s. The area/s must be appropriately sized and identified for that specific purpose and be supplied with an adequate water supply for use within the area/s. Any surface run-off from the area must not discharge directly to the stormwater system. | Site Observations Wheel Wash Installation Certificate (RBG dated 23/10/20) | Vehicle washdown facility installed at the site exit point. Full time gateman employed to ensure all vehicles leave the site via the washdown facility. No mud tracking observed on local roads Certificate states compliance with Condition B43 | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| Food Premises Requirements | | | | |
| B44 | <p>Prior to the commencement of construction of those areas of the building that would be used for food preparation and sales, plans (drawn to a scale of 1:50) detailing the following, must be submitted to Council for approval, accompanied by a completed Application for Approval of Food Premise Fitout and the adopted fee in Council's Fees and Charges. The plans must include:</p> <ul style="list-style-type: none"> (a) layout of kitchens and all equipment; (b) all internal finish details including floors, wall, ceiling and lighting; (c) hydraulic design in particular method of disposal of trade waste; and (d) mechanical exhaust ventilation as per the requirements of AS1668 Pts 1 & 2. B45. | - | Construction of food preparation areas are yet to commence | Not triggered |
| B45 | <p>The submitted plans in relation food preparation areas must demonstrate that:</p> <ul style="list-style-type: none"> (a) all walls in the food preparation and storage areas are to be of solid construction; (b) in case of stud wall construction, the wall is lined as a minimum with high impact resistant materials and tiled to a height of at least 2m; (c) masonry walls, where not tiled, is cement rendered to provide a smooth faced impervious finish up to the underside of the ceiling; (d) metal stud wall framing is used (in lieu of timber framing) in areas where the walls and floor surfaces are subject to high levels of moisture unless an alternative is agreed; (e) all penetrations of the wall surface in food preparation areas are effectively sealed; (f) all flooring materials in the food preparation and storage areas are impervious, non-slip, non-abrasive and capable of withstanding heavy-duty operation; (g) windows and doors opening into food handling, preparation and storage areas are pest proofed in accordance with the provisions of Food Safety Standard 3.2.3; (h) separate hand washing facilities are provided with warm water in a suitable location; (i) a floor waste connected to the drainage system is provided within 1.5m of the opening of each cool room. | - | Construction of food preparation areas are yet to commence. Procurement yet to commence | Not triggered |
| PART C DURING CONSTRUCTION | | | | |
| Site Notice | | | | |
| C1 | <p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. It is to satisfy the following requirements. (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. | Site notice board sighted and in accordance with requirements. | Site Notice Board observed on site | Compliant |
| Construction Staging | | | | |
| C2 | <p>The construction works are to be undertaken in accordance with the five stages outlined in the EIS submitted with the application or in accordance with a Staging Report that has been prepared and submitted to the satisfaction of the Planning Secretary.</p> | Tweed Valley Hospital Staging Report (SSD - 10353) dated 31/8/2020 Rev 1 | Staging report has been prepared and approved by the secretary | Compliant |
| Operation of Plant and Equipment | | | | |
| C3 | <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> | Mobile equipment tag procedure discussed Updated plant register – standard checklist on site latest update – (16/6/2021) | <p>Pre-start checklist for plant and equipment Plant on-boarding checklist</p> <ul style="list-style-type: none"> • service records • qualified mechanic • plant checklist | Compliant |

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| | | | Pink sticker indicated checks have been performed on the vehicle. Plant register is kept and maintained. Verification of Competence (VOC) records kept on site. | |
| Construction Hours | | | | |
| C4 | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays. | Hours of work are included within: On site notice board CEMP NVMP Site induction All deliveries undertaken within specified hours. | Works have been undertaken within standard working hours. No application has been submitted for extended working hours in accordance with COVID 19 dispensation | Compliant |
| C5 | Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or (e) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works. | Out of Hours Protocol in place (HI) in the event out of hours works (OOHW) are required. | No application for OOW works since previous audit. No complaints received due to working outside hours | Compliant |
| C6 | Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | Out of Hours Protocol in place (HI) in the event out of hours works (OOHW) are required. | No application for OOW works since previous audit. No complaints received due to working outside hours | Compliant |
| C7 | The construction hours must include respite periods and specific times for activities during the day (outside the sensitive times), as required by condition B16 of this consent, for the high noise generating construction activities (such as activities that would reach or exceed the Highly Affected Noise Level as defined in the ICNG). | - | No OOHW have occurred since the commencement of SSD 2. No highly intrusive noise activities (e.g. rock-breaking observed during the audit) | Compliant |
| Implementation of Management Plans | | | | |
| C8 | The Applicant must carry out the construction of the development in accordance with the most recent version of: (a) the approved CEMP (including Sub-Plans); and (b) the Stage 2 BMP (including Sub-Plans if any). | Site Observations Subcontractors have pre-start meetings – about the management plans. Induction slides Pre-starts Daily builders brief Supervisors provided with management plans Vegetation inspection checklist/ITP | The development is being carried out in accordance with the approved CEMP, BMP and associated sub-plans. Plans for Stage 2 have been prepared Boyds Bay (landscaping) have been appointed as the landscaping contractor. Maintenance records were provided of landscaping inspections and weeding activities. Tree protection measures were observed on site. No impacts to vegetation were observed. | Compliant |
| Construction Traffic | | | | |
| C9 | All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping. | No parking outside of site. Parking facilities on-site (parking plan sighted) Site entrance viewpoint observed. No cars or work vehicles parked on adjacent roads | Site entrance has been designed to allow vehicles to pull off the road, without entering the compound. The requirement for no off-site parking is included in the induction. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| Hoarding Requirements | | | | |
| C10 | <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (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; (c) if works are likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient or if the building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place in accordance with the WorkCover Authority of NSW Code of Practice and relevant Australian Standards; (d) where necessary the provision for lighting in accordance with AS 1158 - Road lighting and provision for vehicular and pedestrian traffic in accordance with AS 1742 must be provided; and (e) an application is to be made to Council including associated fees for approval prior to any structure being erected within Councils road reserve. | <p>No graffiti or third-party advertising observed – included on daily checklist.</p> <p>No hoarding over council footways or road reserve</p> <p>Security patrols are in place</p> | Site observations confirm compliance with requirements | Compliant |
| No Obstruction of Public Way | | | | |
| C11 | The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. | Site observations | No obstructions observed during the audit. | Compliant |
| Construction Noise Limits | | | | |
| C12 | The development (including roadworks) must be constructed to achieve the project specific construction NMLs detailed in the <i>Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2'</i> by JHA dated 19/09/2019. Additional mitigation measures must be implemented and any activities that are likely to exceed the NMLs or the high affected noise level of 75dB(A) in accordance with the management and mitigation measures in Appendix 3 and the approved CNVMSP required by condition B16. | <p>Stop work procedures, respite periods (every 3 hours), acoustic barriers, additional water carts – mitigation measures identified in Noise and Vibration presentation (sighted)</p> <p>Environmental Noise Assessment Reports (June 2020 – November 2020)</p> <p>Complaints Register November 2020</p> | <p>No noise exceedances recorded by monitoring undertaken during the audit period.</p> <p>No complaints received during the audit period</p> | Compliant |
| C13 | 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. | <p>Noise data and assessment reports sighted.</p> <p>Random resident check-ups</p> <p>Complaints Register November 2020</p> | No noise complaints have been received. | Compliant |
| C14 | <p>Unattended long-term construction noise monitoring must be undertaken during the duration of the Stage 2 works, consistent with the Stage 1 works in SSD-9575. The location of the loggers and the details of the monitoring methods including the reporting methods should be consistent with the CNVMSP in condition B16 and the Stage 1 works in SSD-9575.</p> <p>The results of this monitoring must be provided to the Department for information on a monthly basis after the commencement of the Stage 2 construction works.</p> | Environmental Noise Assessment Reports (June 2020 – November 2020) | Noise loggers are in place at site boundary. | Compliant |
| C15 | The intra-day respite periods required to be provided in the CNVMSP in condition B16 of this development consent must be reviewed on a monthly basis, after the commencement of Stage 2 construction works, in consultation with Kingscliff TAFE and Kingscliff High School. The respite periods are to be maintained / or amended, as agreed with the identified noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the Kingscliff TAFE and Kingscliff High School, must be provided to the Department for information. | <p>Consultation with the TAFE and High School regarding respite periods has been undertaken.</p> <p>Stakeholder meeting minutes with Kingscliff TAFE and Kingscliff High School:</p> <ul style="list-style-type: none"> • 29 January 2020 • 13 February 2020 • 3 June 2020 • 24 November 2020 | <p>In person meetings have reduced due to COVID-19 restrictions, however, these have been replaced by phone conversations and updated in the Stakeholder Interaction Register, which was sighted as part of the audit.</p> <p>Meetings were postponed due to COVID.</p> <p>Respite periods not provided during the audit period</p> | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | | Stakeholder Interaction Register | | |
| C16 | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding streets outside of the construction hours of work outlined under condition C4. | No construction vehicle movements outside of standard hours have occurred to date. | Delivery times are written into the scope of work of each contractor's contract. Reiterated and included within the induction. Driver code of conduct Gateman appointed to control the site entry and exit | Compliant |
| C17 | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised. | Site Observations | Non tonal alarms are in use where practical and safe to do so Site is also designed with adequate areas for vehicle turning to avoid reversing and associated noise | Compliant |
| Vibration Criteria | | | | |
| C18 | Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (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). | Reference included in the NVMP. Vibration data example sighted. Noise and Vibration Sub Plan Vibration Monitoring Assessment November 2020 | The vibration levels recorded during the audit period are complaint | Compliant |
| C19 | Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18. | Site observations | Vibratory compactors not used on site During the audit period | Compliant |
| C20 | The limits in conditions C18 and C19 apply unless otherwise outlined in the CNMSP, approved as part of the CEMP required by condition B16 of this consent. | Vibration Monitoring Assessment Report November 2020 | The vibration levels recorded during the audit period are complaint | Compliant |
| Tree Protection | | | | |
| C21 | For the duration of the construction works: (a) all trees on the Site that are not approved for removal must be suitably protected as per recommendations of the Stage 2 BMP (as updated by conditions of this consent) and AS4970 – 2009 Protection of trees on development sites; (b) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (c) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (d) all works within the specified tree protection zones or structural root zones of trees to retained on the site, must be carried out under the supervision of a qualified arborist; (e) during the course of works, alternative tree protection measures must be installed, as required; (f) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required; and (g) 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. | Tree protection plan sighted (18 October 2019). No removal of street trees. Arborist not engaged directly by Lend Lease – through packages instead. No works within tree protection zones have been required. Mobile observation outlining installation of TPZ signs, 17 March 2020, sighted. | Tree Protection Zones observed on site Fencing is adequate to demarcate the tree protection zones and maintained. No tree trimming is undertaken | Compliant |
| Heritage Wall Protection | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C22 | For the duration of the construction works: (a) the dry-stone walls that are not approved for removal must be suitably protected during construction as per the recommendations of the Historic Heritage Assessment prepared by Niche Environment and Heritage dated 23 September 2019. | Site Observations | A storage area for the heritage items is located outside the construction area of the project, within a protected area (fence). <ul style="list-style-type: none"> The HMP indicates archival process, location decision, surrounding vegetation management and future actions / outcomes for walls. Community consultation is being undertaken as to the future use of the heritage items. Archival recordings were completed prior to commencement on site by Heritage Specialist. | Compliant |
| Air Quality | | | | |
| C23 | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. | Site Observations | Fulltime site gateman employed to oversee trucks entering and departing the site and loads are covered Public roads observed to be clean and tidy with no mud tracking evident All air monitoring results were compliant Groundcover and hardstand areas prevent the generation of dust from the site and minimise the exposed surfaces | Compliant |
| C24 | During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and (f) minimise air quality impacts of the project during adverse meteorological conditions. | Site Observations | Fulltime site gateman employed to oversee trucks entering and departing the site and loads are covered Public roads observed to be clean and tidy with no mud tracking evident All air monitoring results were compliant Groundcover and hardstand areas prevent the generation of dust from the site and minimise the exposed surfaces | Compliant |
| Air Quality Discharges | | | | |
| C25 | The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP. | Air quality is monitored visually. Air quality monitors brought to site 9 September 19 – implemented during asbestos remediation works only. Dust monitoring equipment installed for continuous monitoring. Environmental Dust Assessment Report (June 2020) Environmental Dust Assessment Reports (July 2020 – May 2021) | No dust complaints raised during audit period and no exceedances noted in assessment reports. AQMSP now reflects that continuous air quality monitoring from plant is not applicable as the site is in an enclosed environment. However, overt fugitive emissions are reported if they occur. Appropriate equipment installed on plant to minimise erroneous emissions. | Compliant |
| C26 | Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580). Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be detailed within the CAQMSP. | Dust monitoring equipment installed for continuous monitoring – three (3) locations along the site boundary. | Dust monitoring is undertaken on site. Real time data is available with alerts provided. Dust monitoring reporting is undertaken monthly by external consultants. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | | Environmental Dust Assessment Report (June 2020– May 2021) | Dust assessment reports are available on the project website. Monitoring results are compliant | |
| Erosion and Sediment Control | | | | |
| C27 | 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. The monitoring regime for the four sediment basins and the water quality treatment devices, as required by the CSWMSP must be implemented throughout the duration of the Stage 2 construction works. | Sediment fences checked daily and any issues raised in daily inspections. Sediment basins are monitored if planned to discharge or uncontrolled discharge. All other monitoring done by visible monitoring. SWMP sighted. | ERSED Controls installed on site include stabilised site access, revegetated batters, vehicle washdown bay and rumble grid. No mud tracked onto local roads Sediment fences are used as a secondary (not primary) control. Truck wash-down area and rumble grid for site egress. | Compliant |
| Imported Soil | | | | |
| C28 | The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. | - | No Soils have been imported to the site | Compliant |
| Disposal of Seepage and Stormwater | | | | |
| C29 | Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter. | - | Stormwater is only collected in sediment basins. Water is not pumped to street stormwater system. | Compliant |
| Emergency Management | | | | |
| C30 | The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction | - Site Induction | Site induction includes details of assembly points and evacuation routes | Compliant |
| Stormwater Management System | | | | |
| C31 | Within three months of the commencement of construction and prior to the commencement of any stormwater management works (whichever occurs earlier), the Applicant must update the submitted Hydrology Assessment Report to include an analysis of changes to the seasonal flows draining from the Site to the wetland during the August to November period. The updated analysis must be submitted to the satisfaction of the Planning Secretary. The analysis must: (a) utilise the method outlined in McManus et al (2007) Water Sensitive Urban Design Solutions for Catchments above Wetlands – Overview Report (or other method approved by the Department); (b) focus on the Swamp Sclerophyll Forest on Coastal Floodplains Forest vegetation community adopting a reference duration of 60 days for evaluating changes to low flows; and (c) demonstrate that the proposed measures for stormwater harvesting (such as the proposed 400 kilolitres rainwater tank) and evapotranspiration are sufficient to intercept runoff from the impervious areas (roof and road surfaces). | - | Underway – commenced on 9 th of November. SMEC have been appointed as Hydrologist for the project – process is underway | Not Triggered |
| C32 | Should the analysis required by condition C31 conclude that there would be additional flow volumes to the Coastal wetlands on the site during the dry periods (such as an average of 50 to 100 cubic metres (m ³) / day between late August to late November), that would not be satisfactorily managed by the proposed methods in C31(c), the stormwater management system must include additional stormwater harvesting measures such as: (a) irrigation of landscaped areas; (b) provision of submerged zone in biofiltration basins; (c) irrigation of biofiltration basin vegetation during dry periods; (d) interception by / topping up of ornamental ponds / fountains; (e) permeable paving in low traffic areas; passive raingardens (lined to prevent infiltration) in carpark areas or along access roads; and | - | Underway – commenced on 9 th of November. SMEC have been appointed as Hydrologist for the project – process is underway | Not Triggered |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status | | | | | | | | | | | | | | | | | | | | | | | | |
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| | <p>(f) other suitable methods distributed throughout the site.</p> <p>Note: This measures may only be needed to prevent excess runoff flow into the Coastal wetlands during the identified dry seasons of the year. During the other periods, the Coastal wetlands would be partially or fully inundated by catchment runoff under existing conditions. Therefore, additional stormwater harvesting measures would be of limited benefit.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C33 | <p>The proposed stormwater harvesting measures in condition C32 must incorporate measures that would not interfere with and contribute to groundwater recharge within the catchment of the site. The proposed methods of groundwater recharge must be supported by an advice from a suitably qualified Geotechnical Engineer confirming that the proposed measures would not impact on the stability of the slope / land of the Site.</p> | - | <p>Underway – commenced on 9th of November. SMEC have been appointed as Hydrologist for the project – process is underway</p> | Not triggered. | | | | | | | | | | | | | | | | | | | | | | | | |
| C34 | <p>Within three months of commencement of the construction works or prior to the commencement of any stormwater management works on the site, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual designs in the following plans:</p> <table border="1" data-bbox="299 730 1255 1087"> <thead> <tr> <th colspan="4">Civil Plans prepared by Robert Bird Group</th> </tr> <tr> <th>Dwg No</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>RBG-CV-DW G-RIE-86-300</td> <td>2</td> <td>Stormwater Drainage Plan</td> <td>12/09/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-310</td> <td>3</td> <td>Bioretention Basins and Details</td> <td>05/12/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-350</td> <td>2</td> <td>Stormwater Catchment Plan – Pre-Development</td> <td>12/09/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-351</td> <td>2</td> <td>Stormwater Catchment Plan – Post-Development</td> <td>12/09/2019</td> </tr> </tbody> </table> <p>(c) include details of water quality treatment devices Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019;</p> <p>(d) include details of all additional stormwater harvesting measures in condition C32 resulting due to the analysis in condition C31;</p> <p>(e) be in accordance with applicable Australian Standards;</p> <p>(f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p> <p>(g) demonstrate that the proposed stormwater management measures would not result in flooding of any downstream properties immediately adjoining the Site; and</p> <p>(h) demonstrate that the proposed stormwater harvesting measures would not interfere with and assist in groundwater recharge within the catchment of the Site.</p> | Civil Plans prepared by Robert Bird Group | | | | Dwg No | Rev | Name of Plan | Date | RBG-CV-DW G-RIE-86-300 | 2 | Stormwater Drainage Plan | 12/09/2019 | RBG-CV-DW G-RIE-86-310 | 3 | Bioretention Basins and Details | 05/12/2019 | RBG-CV-DW G-RIE-86-350 | 2 | Stormwater Catchment Plan – Pre-Development | 12/09/2019 | RBG-CV-DW G-RIE-86-351 | 2 | Stormwater Catchment Plan – Post-Development | 12/09/2019 | - | <p>Underway – commenced on 9th of November. SMEC have been appointed as Hydrologist for the project – process is underway</p> | Not triggered. |
| Civil Plans prepared by Robert Bird Group | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwg No | Rev | Name of Plan | Date | | | | | | | | | | | | | | | | | | | | | | | | | |
| RBG-CV-DW G-RIE-86-300 | 2 | Stormwater Drainage Plan | 12/09/2019 | | | | | | | | | | | | | | | | | | | | | | | | | |
| RBG-CV-DW G-RIE-86-310 | 3 | Bioretention Basins and Details | 05/12/2019 | | | | | | | | | | | | | | | | | | | | | | | | | |
| RBG-CV-DW G-RIE-86-350 | 2 | Stormwater Catchment Plan – Pre-Development | 12/09/2019 | | | | | | | | | | | | | | | | | | | | | | | | | |
| RBG-CV-DW G-RIE-86-351 | 2 | Stormwater Catchment Plan – Post-Development | 12/09/2019 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unexpected Finds Protocol – Aboriginal Heritage | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C35 | <p>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 EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.</p> | Unexpected Finds Protocol sighted. | <p>No unexpected heritage finds. - Unexpected finds protocol included in site induction.</p> | Compliant | | | | | | | | | | | | | | | | | | | | | | | | |
| Unexpected Finds Protocol – Historic Heritage | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C36 | <p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the</p> | Unexpected Finds Protocol sighted. | <p>No unexpected heritage finds. Unexpected finds protocol included in site induction.</p> | Compliant | | | | | | | | | | | | | | | | | | | | | | | | |

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| | relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW. | | | |
| Waste Storage and Processing | | | | |
| C37 | All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties | General waste skip bins sighted. | Waste is being secured and maintained within designated storage areas. No rubbish or other material observed to have left the site | Compliant |
| C38 | All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Waste classification undertaken by Cavvanba for area to be remediated (only area where waste will be removed off-site). Report by Cavvanba sighted. Waste Classification Reports SUEZ Monthly reports | Not a high amount of waste is being produced on site apart from contaminated soil that was removed previously. Waste tracking documentation included in Waste Management Report. No soil or material taken off site, taken to recycling facilities, Monthly report provided by SUEZ which defines waste streams. | Compliant |
| C39 | The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse. | Concrete wash-out facility installed in an appropriate location | Concrete washout is in place and is signposted. No evidence of inappropriate disposal of concrete waste observed on site. Sign has deteriorated and it is recommended that a new sign is installed to ensure operators are fully aware of correct location for concrete washout. | Compliant |
| C40 | The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction. | Site Observations Suez Monthly reports | Records of waste kept on site | Compliant |
| C41 | The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines. | Site Observations | All asbestos and any contaminated material had been removed at the time of the audit | Not triggered |
| Outdoor Lighting | | | | |
| C42 | The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | - | Two complaints were received in May 2021 relating to construction phase security lighting indicating that the lighting was creating a public nuisance. Recommendation Review systems and process relating to the management of temporary lighting to ensure no further complaints are received. This should be a key consideration for the planning and execution of any upcoming roadworks that will need to be undertaken outside normal working hours. | Non Compliant |
| Independent Environmental Audit | | | | |
| C43 | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit. | - | SNC-Lavalin was approved as the Independent Auditors prior to the preparation of an Independent Audit Program or commencement of an Independent Audit. | Compliant |
| C44 | Table 1 of the Independent Audit Requirements (available on the Department's website) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and | - | An Independent Audit Program has been prepared. | Compliant |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. | | | |
| C45 | In all other respects Table 1 of the Independent Audit Requirements remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date or timing upon which the audit must be commenced. | - | Noted. | Compliant |
| C46 | Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements. | - | Noted. Independent Audits have and will be carried out in accordance with condition C50. | Compliant |
| C47 | In accordance with the specific requirements in the Independent Audit Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C44 of this consent, or condition C45 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. | Report and response to report located on website. | All findings from previous audit have been satisfactorily closed out | Compliant |
| C48 | Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary. | - | Noted. | Compliant |
| C49 | Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | | Administrative note | Not triggered |
| Public Infrastructure | | | | |
| C50 | Works in the vicinity of public infrastructure must comply with the following requirements: (a) no portion of any structure may be erected within 1m of public infrastructure over the subject site (if any). All structures must be designed and sited such that all structure loads will be transferred to the foundation material outside of the zone of influence of any public infrastructure; (b) ensure that: i. no retaining walls are constructed over any public infrastructure; ii. retaining walls (if any) constructed to adjacent to a public infrastructure is designed so as not to impose loads on existing underground pipelines and facilitate its maintenance while maintaining its structural integrity and stability; iii. retaining walls constructed adjacent to a public infrastructure comply with Council's Works in Proximity Specification D15 and associated Standard Drawings; and iv. all footings and slabs (if any) constructed within the area of influence of public infrastructure are designed by a suitably qualified Structure Engineer and does not impact in the stability of that public infrastructure. (c) surface treatment over public infrastructure be limited to soft landscaping, non- interlocking paving, asphalt or similar treatments as specified by Council, to allow ready access to the pipe for excavation; (d) any fencing erected across the sewer main is to be designed and constructed with removable panels and footings located at least 1m horizontally clear of sewer main; (e) trees and other landscaping, reaching a mature height of over 1m in height at maturity, are not permitted to be planted within 1m of public infrastructure, to prevent the tree roots intruding into pipes; and (f) any landscaping in the vicinity of public infrastructure must be of a minor nature designed to ensure they do not damage or interfere with any part of the pipeline. | Site Observations | Works over public infrastructure not planned at this stage. | Not triggered |
| APZ Requirements | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| C51 | At commencement of construction works and in perpetuity, the proposed asset protection APZ as identified in the approved plans in condition A2 must be managed as outlined within section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The APZ can generally be divided into a 47m inner protection area and 20m outer protection area. | Site Observations Site setback conditions drawing | APZ observed during site inspection and on architectural drawings Bushfire protection zone maintained on site | Compliant |
| C52 | Council is to be given 24 hours' notice for any of the following inspections: (a) internal drainage, prior to slab preparation; (b) water plumbing rough in, and/or stack work, prior to the erection of brick work or any wall sheeting; (c) external drainage, prior to backfilling; and (d) completion of work, prior to occupation of the building. | - Inspection and Test Plans undertaken by Tweed Valley Council | Building hydraulics inspector from Council has undertaken regular inspections and has provided a documented inspection checklist documenting the findings of the inspection | Compliant |
| Council Plumbing Requirements | | | | |
| C53 | A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work. | - Permit provided by Tweed Valley Shire Council on 9 December 20201 | Plumbing and drainage work is yet to commence | Not triggered |
| C54 | The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the Plumbing Code of Australia and AS/NZS 3500. | - | Plumbing and drainage work is yet to be completed | Not triggered |
| C55. | All hot water installations must comply with the relevant standards. | - | Hot water installations are yet to commence | Not triggered |
| C56 | Back flow prevention devices must be installed wherever cross connection occurs or is likely to occur. The type of device must be determined in accordance with AS 3500.1 and be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard. | - | Backflow prevention installations yet to be installed | Not triggered |
| C57 | Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level. | - | Plumbing and drainage work is yet to commence | Not triggered |
| Sewer Connection | | | | |
| C58 | The connection of the sewerage system with Council's infrastructure is to be undertaken by Council, with all applicable costs and application fees paid by the Applicant. Prior to commencement of the works in relation to the construction sewerage connection, the Applicant must lodge an application for approval with Council to carry out sewerage work under section 68 of the Local Government Act 1993. | - | Sewer connection works yet to be undertaken Connection to be provided by council | Not triggered |
| C59 | All proposed works in relation to sewer connections and discharge to Council's sewerage system are to be undertaken in accordance with the approved plans, Council's Development Design Specification D12 – Sewerage System and the trade waste agreement. | - | Sewer connection works yet to be undertaken | Not triggered |
| PART D PRIOR TO COMMENCEMENT OF OPERATION | | | | |
| Notification of Occupation | | | | |
| D1 | At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | - | Condition relates to operation | Not triggered |
| Operational Staging | | | | |
| D2 | The proposed operation of the development is to be completed in stages as identified in the EIS supporting the application as follows: (a) at the commencement of first operation of the Site: the new hospital building with supporting road network, road infrastructure upgrades, landscaping, a minimum of 1201 car spaces in association with 391 (overnight and day only) beds within the new hospital building are provided with approximately 1120 staff on-site during the day shift; (b) incremental increase to 443 (overnight and day only) beds; and (c) future operation stage: additional 56 (overnight and day only) beds are provided (total of 499 overnight and day only beds and 46 emergency treatment spaces) within the new hospital building. | - | Condition relates to operation | Not triggered |
| External Walls and Cladding | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| D3 | Prior to the occupation of each building on the site, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | - | Condition relates to operation | Not triggered |
| D4 | The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it. | - | Condition relates to operation | Not triggered |
| Post-construction Dilapidation Report | | | | |
| D5 | Prior to commencement of first operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be submitted to Council and the Certifier for information. | - | Condition relates to operation | Not triggered |
| Protection of Public Infrastructure | | | | |
| D6 | Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. | - | Condition relates to operation | Not triggered |
| Protection of Property | | | | |
| D7 | Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development. | - | No property damage to date | Not triggered |
| Easements | | | | |
| D8 | Prior to the commencement of first operation, an easement under section 88A and / or restriction or public positive covenant under section 88E of the <i>Conveyancing Act 1919</i> (naming the Council as the prescribed authority), must be created along the proposed open stormwater drain on the western boundary of the Site that would allow for drainage of stormwater from public land (such as public road stormwater drainage) and the stormwater from the Site. The easement / restriction / positive covenant must be registered on the title of Lot 11 DP 1246853 and can only be revoked, varied or modified with the consent of the Council. Note: <i>The drain on the western boundary of the Site benefits the hospital and Health Administration Corporation.</i> | - | Condition relates to operation | Not triggered |
| Utilities and Services | | | | |
| D9 | Prior to commencement of first operation, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifier. | - | Condition relates to operation | Not triggered |
| Roadworks and Access | | | | |
| D10 | Prior to the commencement of first operation, the Applicant must complete the all roadworks required by this development consent to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the <i>Roads Act 1993</i> . | - | Condition relates to operation | Not triggered |
| Works as Executed Plans | | | | |
| D11 | Prior to the commencement of first operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier. | - | Condition relates to operation | Not triggered |

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| D12 | Council's standard "Asset Creation Form" must be completed (including all quantities and unit rates) and submitted to Council with the application for works-as-executed (where necessary). | - | Condition relates to operation | Not triggered |
| Liquid Waste | | | | |
| D13 | Prior to commencement of first operation, the Applicant is required to enter into a service agreement with a Council approved waste contractor for servicing the pre-treatment devices. service frequency will be approved as part of the Liquid Trade Waste Services Agreement. | - | Condition relates to operation | Not triggered |
| D14 | Prior to the commencement of first operation, the Applicant must obtain a Liquid Trade Waste Services Agreement from Council. A Liquid Trade Waste Approval Number is to be allocated once the device has been installed, inspected and Council has received a copy of the Waste Contractor's Service Agreement. | - | Condition relates to operation | Not triggered |
| Green Travel Plan | | | | |
| D15 | <p>Prior to the commencement of first operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Certifier to promote the use of active and sustainable transport modes.</p> <p>The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW and Council; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; (e) quantification and analysis of staff shift times and numbers on the Site and analysis of workforce residential post code data to properly understand public transport and car parking demand and develop effective strategies in response, as well as help to inform service planning considerations; (f) consideration of a staff travel survey and workforce data analysis for the existing Tweed Hospital, to inform likely staff travel patterns and resultant travel plan strategies to / from the Site; (g) strategies for promoting higher mode share targets for alternate transport use, particularly amongst day shift and administrative staff; (h) identification of a responsible party (or Committee) for the ongoing implementation of the Travel Plan and its initiatives; (i) confirmation of extent and nature of end of trip facilities and bike parking and how they will be promoted to staff; (j) identification of a communications strategy for conveying Travel Plan information to staff, patients and visitors, including for the Travel Access Guide; (k) consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets (such as pricing, reserving spots for patients and visitors, prioritisation for those that carpool, use of wait lists, etc); (l) a detailed action plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs; (m) an implementation checklist to achieve the proposed initiatives; (n) alternative actions to undertake where targets are not achieved; (o) the set-up of a steering group or committee of relevant internal and external stakeholders to inform future targets and the ongoing monitoring and revision of the GTP for five years; and (p) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. | - | Condition relates to operation | Not triggered |
| Evacuation and Emergency Planning | | | | |
| D16 | Prior to the commencement of first operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency / Evacuation plans an Australian Standard AS 3745 2010' Planning for | - | Condition relates to operation | Not triggered |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
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| | Emergencies in Facilities'. A copy of the emergency evacuation plan must be provided to the Department and the Local Emergency Management Committee for information. | | | |
| Mechanical Ventilation | | | | |
| D17 | Prior to commencement of first operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings</i> – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. | - | Condition relates to operation | Not triggered |
| Operational Noise – Design of Mechanical Plant and Equipment | | | | |
| D18 | Prior to the commencement of first operation, the Applicant must submit evidence to the satisfaction of the Certifier that the noise mitigation recommendations in the <i>Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2</i> by JHA dated 19/09/2019 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment. | - | Condition relates to operation | Not triggered |
| Car Parking Arrangements | | | | |
| D19 | Prior to the commencement of first operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary that demonstrates that: (a) the car parking facilities on the Site are operational and a minimum of 1201 spaces are provided; and (b) if visitors would be required to pay for parking at the Site, any paid parking scheme has been developed in consultation with Council to minimise impacts to adjacent residences and businesses. | -- | Condition relates to operation | Not triggered |
| Bicycle Parking and End-of-Trip Facilities | | | | |
| D20 | Prior to the first operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 52 staff and 20 visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) provision of appropriate pedestrian and cyclist advisory signs within the site. | - | Condition relates to operation | Not triggered |
| Road Damage | | | | |
| D21 | Prior to the commencement of first operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant. | - | Condition relates to operation | Not triggered |
| Fire Safety Certification | | | | |
| D22 | Prior to commencement of first operation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building. | - | Condition relates to operation | Not triggered |
| Structural Inspection Certificate | | | | |
| D23 | Prior to the occupation of the relevant parts of the new buildings on the Site, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. | - | Condition relates to operation | Not triggered |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|--|---|--------------------|--|-------------------|
| Compliance with Food Code | | | | |
| D24 | Prior to the commencement of first operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the <i>AS 4674 Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier and submit to Council for information. | - | Condition relates to operation | Not triggered |
| Stormwater Quality Management Plan | | | | |
| D25 | Prior to the commencement of first operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. | - | Condition relates to operation | Not triggered |
| BMP, dam rehabilitation and stormwater harvesting | | | | |
| D26 | Prior to the commencement of first operation, the Applicant must demonstrate, to the satisfaction of the Certifier, that: (a) all relevant recommendations of the Stage 2 BMP in relation to vegetation management, weed management, habitat management (for flora and fauna) and water quality management have been incorporated in the Site; (b) the farm dam rehabilitation works have been completed in accordance with the Stage 2 BMP; (c) the steppingstone habitats within the Site required to maintain fauna connectivity, have been incorporated within the landscaping on the Site; and (d) all stormwater harvesting measures including recommendations as a result of the analysis in conditions C31, C32 and C33 have been incorporated in the Site. | - | Condition relates to operation | Not triggered |
| Warm Water Systems and Cooling Systems | | | | |
| D27 | The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease. | - | Condition relates to operation | Not triggered |
| Outdoor Lighting | | | | |
| D28 | Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the lighting strategy submitted with the application; (b) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (c) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. | - | Condition relates to operation | Not triggered |
| D29 | The Applicant must demonstrate that the installed lighting associated with the development does not distract helicopter operations associated with the proposed helipad having regard to the advice of a suitably qualified and experienced aviation professional and relevant National and International guidelines. | - | Condition relates to operation | Not triggered |
| D30 | Prior to the final commissioning of the outdoor lighting (post installation), the Applicant must submit to the Certifier, evidence from a qualified practitioner demonstrating compliance with conditions D28 and D29. | - | Condition relates to operation | Not triggered |
| Signage | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|---|--------------------|--|-------------------|
| D31 | Prior to the commencement of first operation, way-finding signage and business identification signage must be installed in accordance with the plans in condition A2 and as updated by conditions of this consent. | - | Condition relates to operation | Not triggered |
| D32 | Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas. | - | Condition relates to operation | Not triggered |
| Operational Waste Management Plan | | | | |
| D33 | Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the management and mitigation measures in Appendix 3. Landscaping | - | Condition relates to operation | Not triggered |
| Landscaping | | | | |
| D34 | Prior to the commencement of operation, the Applicant must demonstrate to the satisfaction of the Certifier that the landscaping on the site has been completed in accordance with the conditions listed in A2 and as updated by condition B28 of this development consent. | - | Condition relates to operation | Not triggered |
| D35 | Prior to commencement of operation of the landscaped areas of the Site, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must: <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) be consistent with the details provided in the Stage 2 BMP; and (c) be consistent with the requirements of the most current version of Planning for Bushfire Protection. | - | Condition relates to operation | Not triggered |
| Water and Sewerage Management and Headwork Charges | | | | |
| D36 | Prior to the occupation of any building on the Site, approval to operate the on-site sewage management facility must be obtained from Council. | - | Condition relates to operation | Not triggered |
| D37 | Prior to the occupation of any building on the Site the sewer and water services must be connected to Council's public infrastructure as required by this development consent including the payment of associated fees and charges or as agreed between the Applicant and Council. | - | Condition relates to operation | Not triggered |
| D38 | Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage, sewerage, and finished ground levels have been constructed as approved, must be submitted to the Certifier. | - | Condition relates to operation | Not triggered |
| Agricultural Offsets | | | | |
| D39 | Prior to commencement of operation, the Applicant must demonstrate to the satisfaction of the Planning Secretary: <ul style="list-style-type: none"> (a) that there is a plan in place outlining the future implementation of the recommendations of the approved Agricultural Offset Report to result in tangible offsets to the loss of State significant farmland; and (b) that a procurement strategy has been developed and in place for the new hospital that includes initiatives for supporting and engaging local food providers/suppliers, as far as possible within the constraints of the State Purchasing Policy. | - | Condition relates to operation | Not triggered |
| Helicopter Operations | | | | |
| D40 | Prior to commencement, a detailed Helicopter Operations Manual is to be developed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders to ensure protocols and management of helicopter operations on the site minimise impacts to neighbours, the environment and biodiversity impacts in line with all applicable measures set out in the AviPro Report | - | Condition relates to operation | Not triggered |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|--|--------------------|--|-------------------|
| | 'Aviation Response to Submissions in Relation to Aviation Report' dated 26 November 2019, and the prevailing requirements of the Civil Aviation Regulation 92. | | | |
| Mosquito and Biting Midge Measures | | | | |
| D41 | Mosquito and biting insect management measures must be incorporated into the final development in accordance with the Local Health District policies. | - | Condition relates to operation | Not triggered |
| Heritage Interpretation | | | | |
| D42 | All physical works as required by the Heritage Interpretation Plan in this development consent must be completed prior to the commencement of first operation of the Site. | - | Condition relates to operation | Not triggered |
| PART E POST OCCUPATION | | | | |
| Operation of Plant and Equipment | | | | |
| E1 | All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner. | - | Condition relates to operation | Not triggered |
| Warm Water Systems and Cooling Systems | | | | |
| E2 | The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease. | - | Condition relates to operation | Not triggered |
| Community Communication Strategy | | | | |
| E3 | The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction. | - | Condition relates to operation | Not triggered |
| Heritage Interpretation | | | | |
| E4 | The Applicant must implement the requirements of the most recent version of the Heritage Interpretation Plan approved under condition B32. | - | Condition relates to operation | Not triggered |
| Agricultural Offset | | | | |
| E5 | Within two years of operation of the hospital, the Applicant must provide evidence to the satisfaction of the Planning Secretary that demonstrates that: (a) the commitments in the implementation plan required by condition D39 in relation to Applicant commitments are been implemented or implementation is underway; or (b) a positive contribution to offset the loss of State Significant farmland has been made by the Applicant through funding assistance or carrying out an initiative, based on the outcomes of the Working Group consultation. | - | Condition relates to operation | Not triggered |
| Operational Noise Limits | | | | |
| E6 | The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019. | - | Condition relates to operation | Not triggered |
| E7 | The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of operation of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in [Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers. | - | Condition relates to operation | Not triggered |
| Unobstructed Driveways and Parking Areas | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|---|--|--------------------|--|-------------------|
| E8 | All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises. | - | Condition relates to operation | Not triggered |
| Green Travel Plan | | | | |
| E9 | The Green Travel Plan required by condition D15 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. | - | Condition relates to operation | Not triggered |
| Ecologically Sustainable Development | | | | |
| E10 | Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier. | - | Condition relates to operation | Not triggered |
| Outdoor Lighting | | | | |
| E11 | Notwithstanding condition D28 and D29, should outdoor lighting result in any adverse impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level. | - | Condition relates to operation | Not triggered |
| Landscaping | | | | |
| E12 | The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D35 for the duration of occupation of the development. | - | Condition relates to operation | Not triggered |
| APZ | | | | |
| E13 | The APZ required by condition C51 must be maintained for the duration of occupation of the development. | - | Condition relates to operation | Not triggered |
| Hazard Audit | | | | |
| E14 | <p>Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. Division 9.4 of Part 9 of the EP&A Act applies to these audits. The audits must:</p> <ul style="list-style-type: none"> (a) be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; (b) be carried out in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'; and (c) include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit. | - | Condition relates to operation | Not triggered |
| Hazards and Risk | | | | |
| E15 | <p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p> <ul style="list-style-type: none"> (a) the requirements of all relevant Australian Standards; and (b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids. <p>Note: In the event of an inconsistency between the requirements of condition (a) and (b), the most stringent requirement must prevail to the extent of the inconsistency.</p> | - | Condition relates to operation | Not triggered |
| Dangerous Goods | | | | |
| E16 | The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the <i>Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times. | - | Condition relates to operation | Not triggered |
| Discharge Limits | | | | |

| Approval (ID) | Requirement | Evidence Collected | Independent Audit Findings and Recommendations | Compliance Status |
|------------------------------|---|--------------------|--|-------------------|
| E17 | The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters. | - | Condition relates to operation | Not triggered |
| Helicopter Operations | | | | |
| E18 | All Helicopter Operations must be carried out in accordance with the Helicopter Operations Manual developed under condition D42. | - | Condition relates to operation | Not triggered |
| Liquid trade waste | | | | |
| E19 | Council must be notified in writing, of any proposed changes to the wastewater pre-treatment devices. | - | Condition relates to operation | Not triggered |
| E20 | The disposal of all wash water, oil, grease or other pollutants from the business must be disposed in accordance with the Liquid Trade Waste Services Agreement and conditions of this development consent. | - | Condition relates to operation | Not triggered |

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APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM

Independent Audit Report Declaration Form

Independent Audit Report Declaration Form

Project Name: Tweed Valley Hospital

Consent Number: (SSD1 - 9575), (SSD2 - 10353)

Description of Project: Stage 1 Early Works and Stage 2 Main Works

Project Address: 771 Cudgen Road, Cudgen (Lot 11 DP1246853)

Proponent: Health Infrastructure

Title of Audit: Combined Stage 1 and 2 Audit

Date: 8 August 2021

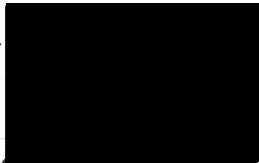
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. 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
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor



Signature



Qualification Be CIVIL / ENV Eng

Company SNC-Lavalin Atkins

Company Address Level 17, 55 Clarence Street Sydney, NSW 2000