

Independent Environmental Audit New Tweed Valley Hospital Stage 2 Works

February 2021

Prepared for:

Health Infrastructure

Prepared by:

SNC-Lavalin Atkins

Level 17
55 Clarence Street
Sydney NSW 2000

Telephone: (02) 8239 8700

Contact details:

[Redacted Name]

Associate Consultant

Email: [Redacted Email]

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1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by NSW Health Infrastructure (HI) to undertake an audit of State Significant Development New Tweed Valley Hospital Stage 2 works (the Project). The audit is required by the SSD 10353 Development Consent conditions C43-C49 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 first audit of Stage 2 of the Development (SSD 10353) and was undertaken in conjunction with the fourth audit for Stage 1 of the Development (SSD9575) This report covers Stage 2 for the period from 9 November 2020 – 10 December 2020. A separate report has been prepared for the Stage 1 Audit. The audit findings of Stage 1 are not repeated in this report.

The site audit was undertaken 10 December 2020, with members of Health Infrastructure, TSA Management and Lendlease Building present. The Project was audited against Schedule 3 of the Development Consent Conditions relevant to the activities undertaken during the audit period.

The findings from the audit conclude:

- > 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. The transition between SSD Stages 1 and 2 appears to be relatively seamless
- > The project has received Zero (0) community complaints for the audit period. All monitoring results for (Noise, Vibration, Dust) were compliant.
- > One (1) non-conformance was identified during the audit with one recommendation aimed at preventing recurrence of the non conformance

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.

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2 INTRODUCTION

2.1 BACKGROUND OF PROJECT

The Project (SSD 10353) comprises Stage 2 Works for the delivery of the New Tweed Valley Hospital. Stage 2 works consist 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.

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)

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.

Conditions C43-C49 of the State Significant Development Consent no. 10353 requires an independent audit 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).

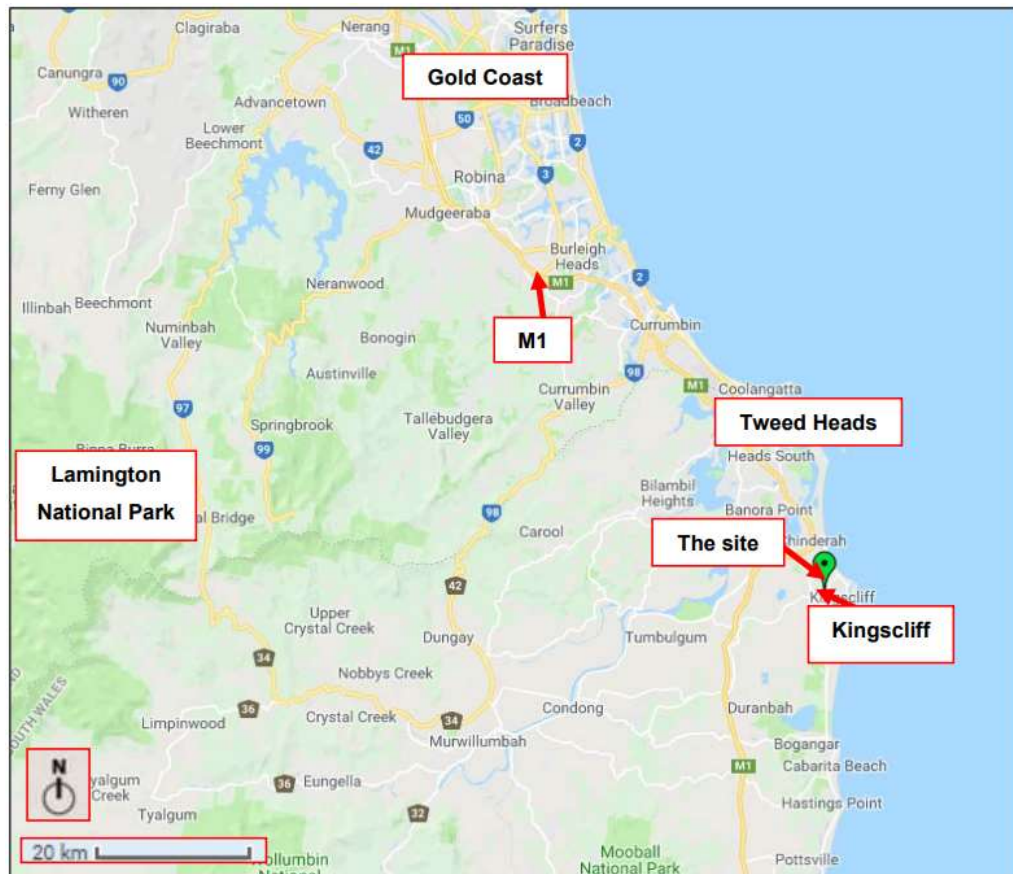


Figure 1 Regional Context Map (Source: SSD 9575 MOD 2 Report (DPIE Major Projects website))

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))

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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 Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global	20 years of construction environmental management experience Ten (10) years of Environmental auditing experience 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 Stage 2 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 10353 (12 June 2020))
- > 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:
 - o Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)

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- 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 agency policy and 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
 - > 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:	
> Actual impacts compared with Predicted impacts in the Environmental Impact Statement (EIS)	Section 5.4
> Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts	Section 5.4 Appendix C
> Incidents, non-compliances and complaints	Section 4.8 Section 4.4 Section 4.7
> 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

Condition C44 of the Development Consent outlines the Independent Environmental Auditing frequency requirements for the Project. The condition requires that an Independent Environmental Audit is undertaken of the SSD in the following periods:

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- (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction; and
- (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.

In all other respects Table 1 of the Independent Audit Post Approval Requirements (DPIE) 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.

This Initial Audit was undertaken on 10 December 2020, within twelve weeks of the notified commencement date of construction. The audit focused on issues that were relevant to the current stage of works.

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

3.5 SITE INSPECTION

A site inspection was undertaken by the auditor on the morning of the 10th of December 2020.

It was noted that the Stage 1 works are complete and Stage 2 works have recently commenced.

Observations made during the audit include:

- > The site was well organised with sealed internal access roads, parking, storage and laydown areas. Housekeeping was a high standard
- > Environmental controls were in place and appeared to be operating effectively including Tree protection fencing, Sediment basins, Rumble grid and wheel wash at the exit of the site, waste and chemical storage areas were observed to operating effectively
- > There was no evidence of fugitive environmental emissions including dirty water, mud tracking on local roads or dust

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- > There were low volumes of chemicals stored on site with no littering or waste containers observed
- > There were no observed instances where concrete waste was disposed in areas other than the concrete washout pit
- > Erosion and Sediment controls implemented included sediment basins, groundcover, sediment fences and gravel bag (inlet filters) installed at the drainage entry points. In some instances, the gravel bags had burst and the gravel was creating a hazard. There were also some instances where sediment fences were observed to worn
- > A concrete washout pit was in place, however the signage had faded and was unclear.
- > A vehicle re-fuelling area was also in operation, however there was no signage installed to inform site personnel the location of the refuelling area.

A number of recommendations in relation to the site observations have been documented in the Audit Report for Stage 1 (SSD 9575).

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	145	Section 4.2
Non-compliant	0	Section 4.4
Not triggered	22	Section 4.2
Recommendations identified during the audit	1	Section 4.5
Other		
Penalty notices issued during audit period	0	Section 4.3
Non compliances recorded during the audit period	0	Section 4.4
Complaints reported during audit period	0	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.

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	17	1	27
Part C – During construction	59	43	0	16
Part D – Prior to Commencement of Operation	42	-	-	42
Part E – Post Occupation	20	-	-	20

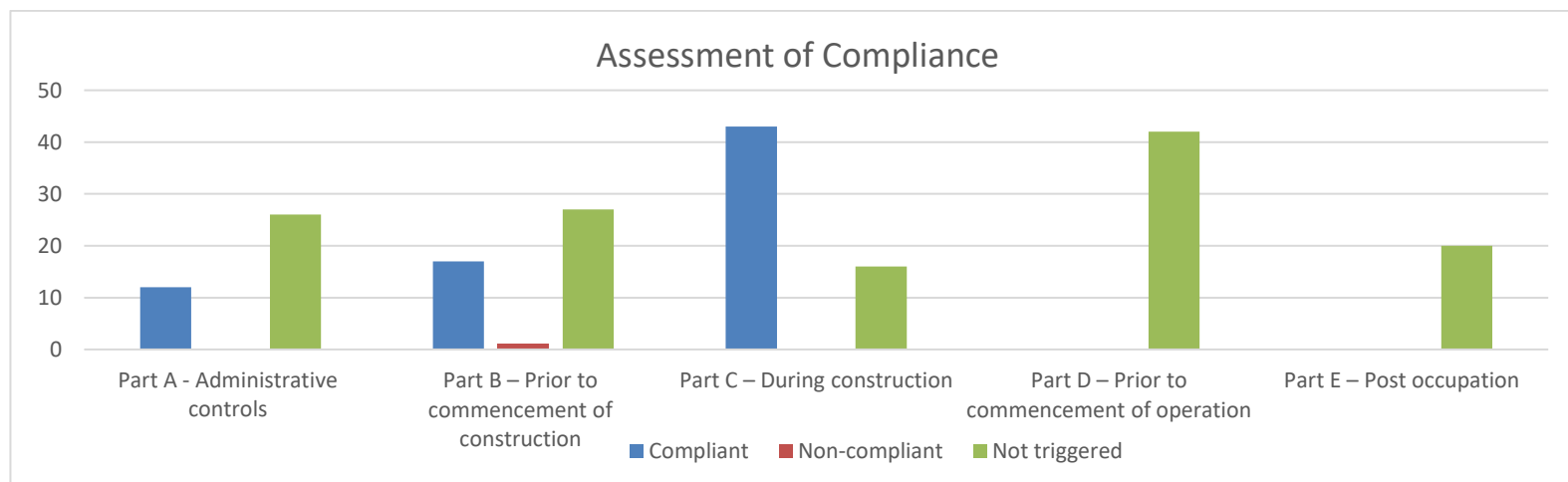


Figure 3: Assessment of compliance

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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

No non-compliances were identified during the audit period. Refer to section 4.5 for recommendations identified during the audit.

4.5 RECOMMENDATIONS

The following table (Table 6) summarises the recommendations identified during the audit.

Table 6: Recommendations identified during the audit

ID	Relevant CoA	Requirement	Recommendation
	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 ensure truck drivers use specified routes. 	<p>The code of conduct has been prepared but has not been issued to heavy vehicle operators. It is recommended it is formally issued and records kept</p>

4.6 PREVIOUS AUDIT ACTIONS

As this is the first audit for Stage 2, there are no previous audit actions

4.7 COMPLAINTS

No complaints were received during the audit period.

4.8 INCIDENTS

No incidents were recorded during the audit period

4.9 PREVIOUS COMPLIANCE REPORT ACTIONS

There are no compliance reports prepared or actions identified for Stage 2.

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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:

- > Hazardous Materials Management Plan (HMMP)
- > Contamination Management Plan (CMP)
- > Heritage and Archaeological Management Plan
- > 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 (CWMSMP)
 - Construction Soil and Water Management Sub-Plan (CWEMSP)
 - Flood Emergency Response Sub-Plan (FERSP)
 - Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP)
- > Biodiversity Management Plan

These management plans have been recently updated for SSD 2 and are based off the Lendlease policies. 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

Stage 1 of the project is now complete and 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. No complaints from residents or nearby stakeholders have been received for the reporting period. The measured environmental performance is high

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 complaints noted in the complaints register

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- > 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
- > 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 (site clearing)

The following activities were discussed as having the potential to contribute to the adverse environmental impacts outlined in the EIS:

- > Vegetation clearing
- > Bulk earthworks
- > Piling
- > Excavation and filling
- > Construction of the sites permanent infrastructure including:
 - o Drainage
 - o Pavements including kerb, retaining walls and in ground services installation.

At this stage of the audit site establishment and mobilisation have been completed, clearing and vegetation removal was completed, bulk earthworks including excavation, filling and piling works were also completed.

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

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- > 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 on site 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, house keeping is a high standard. Permanent roads and progressive stabilisation of permanent batters has minimised the risk of erosion significantly since previous audits

There is a strong understanding of the conditions of approval and the project compliance requirements. The Project team is well organised and has a strong 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. The transition between SSD Stages 1 and 2 appears to be relatively seamless.

There have been zero complaints during the audit period and environmental monitoring data reviewed for the audit period are compliant.

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APPENDICES



APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT



Ms [REDACTED]
Manager Planning
Health Infrastructure
PO Box 1060
North Sydney, NSW 2059

05/08/2020

Dear [REDACTED]

**Tweed Valley Hospital Concept & Stage 1 (SSD-9575)
Additional Independent Auditor Approval**

I refer to your request (SSD-9575-PA-13) for the Secretary's approval of suitably qualified persons to prepare independent audits for the Tweed Valley Hospital Concept and Stage 1 project (SSD-9575).

In accordance with Condition C47, Schedule 3 of SSD-9575 (the 'Consent') and the Independent Audit Post Approval Requirements, the Secretary has agreed to the inclusion of [REDACTED] to the approved SNC Lavalin 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*. Failure to meet these requirements will require revision and resubmission.

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

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

If you wish to discuss the matter further, please contact me on 0437 254 472.

Yours sincerely



Compliance Team Leader
Compliance

As nominee of the Planning 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 3 Stockpile Site and Sealed Access Road



Photo 4 Tree Protection and Signage



APPENDIX C – INDEPENDENT AUDIT TABLE

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																																																																								
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	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> (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: <table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by <i>STH and Bates Smart</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>STB-AR-SKE- PRW-1000015</td> <td>2</td> <td>Proposed Site Plan</td> <td>28/02/2020</td> </tr> <tr> <td>STB-AR-SKE- MHB-20B1001</td> <td>1</td> <td>General Arrangement Plan Basement</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-20LG001</td> <td>1</td> <td>General Arrangement Plan Lower Ground</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2000001</td> <td>1</td> <td>General Arrangement Plan Lower Ground Level</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2001001</td> <td>1</td> <td>General Arrangement Plan Level 1</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2002001</td> <td>1</td> <td>General Arrangement Plan Level 2</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2003001</td> <td>1</td> <td>General Arrangement Plan Level 3</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2004001</td> <td>1</td> <td>General Arrangement Plan Level 4</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2005001</td> <td>1</td> <td>General Arrangement Plan Level 5</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2006001</td> <td>1</td> <td>General Arrangement Plan Level 6</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MHB-2007001</td> <td>1</td> <td>General Arrangement Plan Level 7</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- HUB-2000001</td> <td>1</td> <td>Health Hub Ground Level</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- HUB-2001001</td> <td>1</td> <td>Health Hub Level 1</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MCP-20B2001</td> <td>1</td> <td>Multi-Deck Carpark Basement 2</td> <td>06/09/2019</td> </tr> <tr> <td>STB-AR-SKE- MCP-20B1001</td> <td>1</td> <td>Multi-Deck Carpark Basement 1</td> <td>06/09/2019</td> </tr> </tbody> </table>	Architectural Plans prepared by <i>STH and Bates Smart</i>				Dwg No.	Rev	Name of Plan	Date	STB-AR-SKE- PRW-1000015	2	Proposed Site Plan	28/02/2020	STB-AR-SKE- MHB-20B1001	1	General Arrangement Plan Basement	06/09/2019	STB-AR-SKE- MHB-20LG001	1	General Arrangement Plan Lower Ground	06/09/2019	STB-AR-SKE- MHB-2000001	1	General Arrangement Plan Lower Ground Level	06/09/2019	STB-AR-SKE- MHB-2001001	1	General Arrangement Plan Level 1	06/09/2019	STB-AR-SKE- MHB-2002001	1	General Arrangement Plan Level 2	06/09/2019	STB-AR-SKE- MHB-2003001	1	General Arrangement Plan Level 3	06/09/2019	STB-AR-SKE- MHB-2004001	1	General Arrangement Plan Level 4	06/09/2019	STB-AR-SKE- MHB-2005001	1	General Arrangement Plan Level 5	06/09/2019	STB-AR-SKE- MHB-2006001	1	General Arrangement Plan Level 6	06/09/2019	STB-AR-SKE- MHB-2007001	1	General Arrangement Plan Level 7	06/09/2019	STB-AR-SKE- HUB-2000001	1	Health Hub Ground Level	06/09/2019	STB-AR-SKE- HUB-2001001	1	Health Hub Level 1	06/09/2019	STB-AR-SKE- MCP-20B2001	1	Multi-Deck Carpark Basement 2	06/09/2019	STB-AR-SKE- MCP-20B1001	1	Multi-Deck Carpark Basement 1	06/09/2019	SSD Conditions Tracker Audit observations	<p>The development is generally being carried out in accordance with the specifications of condition A2. Design certification processes to ensure compliance are underway</p> <p>Further review will be undertaken during subsequent audits as SSD2 construction continues</p>	Compliant
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Approval (ID)	Requirement				Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	STB-AR-SKE- MCP-2000001	1	Multi-Deck Carpark Ground Level	06/09/2019			
	STB-AR-SKE- MCP-2001001	1	Multi-Deck Carpark Level 1	06/09/2019			
	STB-AR-SKE- MCP-2002001	1	Multi-Deck Carpark Level 2	06/09/2019			
	STB-AR-SKE- MCP-2003001	1	Multi-Deck Carpark Level 3	06/09/2019			
	STB-AR-SKE- MCP-2004001	1	Multi-Deck Carpark Level 4	06/09/2019			
	STB-AR-SKE- MCP-2005001	1	Multi-Deck Carpark Level 5	06/09/2019			
	STB-AR-SKE- MCP-2006001	1	Multi-Deck Carpark Level 6	06/09/2019			
	STB-AR-SKE- MCP-2007001	1	Multi-Deck Carpark Level 7	06/09/2019			
	STB-AR-SKE- MHB-21B1001	1	Façade Type Plans MHB - Basement	06/09/2019			
	STB-AR-SKE- MHB-21LG001	1	Façade Type Plans MHB – Lower Ground	06/09/2019			
	STB-AR-SKE- MHB-2100001	1	Façade Type Plans MHB – Level Ground	06/09/2019			
	STB-AR-SKE- MHB-2101001	1	Façade Type Plans MHB – Level 1	06/09/2019			
	STB-AR-SKE- MHB-2102001	1	Façade Type Plans MHB – Level 2	06/09/2019			
	STB-AR-SKE- MHB-2103001	1	Façade Type Plans MHB – Level 3	06/09/2019			
	STB-AR-SKE- MHB-2104001	1	Façade Type Plans MHB – Level 4	06/09/2019			
	STB-AR-SKE- MHB-2105001	1	Façade Type Plans MHB – Level 5	06/09/2019			
	STB-AR-SKE- MHB-2106001	1	Façade Type Plans MHB – Level 6	06/09/2019			
	STB-AR-SKE- MHB-2107001	1	Façade Type Plans MHB – Level 7	06/09/2019			
	STH-AR-SKE- MHB-2500001	1	Hospital Helipad and Roof Plan	06/09/2019			
	STH-AR-SKE- HUB-2500001	1	Health Hub and Roof Plan	06/09/2019			
	STH-AR-SKE- MCP-2500001	1	Multi-Deck Carpark Lift Overrun	06/09/2019			
	STB-AR-SKE- MHB-4000000	1	Key Plan Elevations and Sections	06/09/2019			
	STB-AR-SKE- MHB-4000001	1	Key Elevations 1 and 2	06/09/2019			
	STB-AR-SKE- MHB-4000005	1	Key Elevations 3 and 4	06/09/2019			
	STB-AR-SKE- HUB-4000001	1	Health Hub Elevations Building A	06/09/2019			
	STB-AR-SKE- HUB-4000010	1	Health Hub Elevations Building B	06/09/2019			
	STB-AR-SKE- MCP-4000001		Multi-Deck Carpark Elevations 1 and 2	06/09/2019			

Approval (ID)	Requirement		Evidence Collected	Date	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	STB-AR-SKE- MCP-4000002	1	Multi-Deck Carpark Elevations 3 and 4	06/09/2019			
	STB-AR-SKE-PRW-4000001	1	Continuous Elevations Cudgen Road and Turnock Street	06/09/2019			
	STB-AR-SKE- MHB-5000001	1	Overall Building Sections A & B.	06/09/2019			
	STB-AR-SKE- MHB-5000002	1	Overall Building Sections C & D.	06/09/2019			
	STB-AR-SKE- MHB-5000003	1	Overall Building Sections E & F.	06/09/2019			
	STB-AR-SKE- MHB-5000004	1	Overall Building Sections G & H.	06/09/2019			
	STB-AR-SKE- MCP-5000001	1	Multi-Deck Carpark Sections A & B.	06/09/2019			
	STB-AR-SKE- MCP-5000002	1	Multi-Deck Carpark Section C.	06/09/2019			
	STB-AR-SKE- HUB-5000001	1	Health Hub Sections A, B, C & D.	06/09/2019			
	STB-AR-SKE- MHB-6500001	1	Façade System FS-121A / FS-131	06/09/2019			
	STB-AR-SKE- MHB-6500002	1	Façade System FS-121 / FS-131.	06/09/2019			
	STB-AR-SKE- MHB-6500003	1	Façade System FS-122.	06/09/2019			
	STB-AR-SKE- MHB-6500004	1	Façade System FS-123.	06/09/2019			
	STB-AR-SKE- MHB-6500005	1	Façade System FS-131.	06/09/2019			
	STB-AR-SKE- MHB-6500006	1	Façade System FS-132 / FS-133.	06/09/2019			
	STB-AR-SKE- MHB-6500007	1	Façade System FS-111.	06/09/2019			
	STB-AR-SKE- MHB-6500008	1	Façade System FS-124.	06/09/2019			
	STB-AR-SKE- MHB-6500009	1	MHB Façade Sections.	06/09/2019			
	STB-AR-SKE- MCP-6500001	1	Multi-Deck Carpark Façade Types FS-221/ FS-212/ FS-262.	06/09/2019			
	STB-AR-SKE- MCP-6500002	1	Multi-Deck Carpark Façade Types FS-211/ FS-212/ FS-262.	06/09/2019			
	STB-AR-SKE- MCP-6500003	1	Multi-Deck Carpark Façade Types FS-212/ FS-263/ FS-211.	06/09/2019			
	STB-AR-SKE- MCP-6500004	1	Multi-Deck Carpark Façade Types FS-261.	06/09/2019			
	STB-AR-SKE- HUB-6500001	1	Health Hub Façade Types FS-312.	06/09/2019			
	STB-AR-SKE- PRW-8100001	1	East On-Grade Carpark	06/09/2019			
	STB-AR-DWG- PRW-1000012	4	Site Hardstand Zonal	09/12/2019			
	STB-AR-SKE- MHB-9400050	-	Schedule of External Materials	Undated			
	STB-AR-DWG- PSC-1000030	2	Prototype Skills Centre Compound Plan	05/09/2019			

Approval (ID)	Requirement				Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	STB-AR-DWG- PSC-2200001	2	Prototype Skills Centre Ground Floor Plan	05/09/2019			
	STB-AR-DWG- PSC-2201001	2	Prototype Skills Centre Roof Plan	05/09/2019			
	STB-AR-DWG- PSC-5000001	3	Prototype Skills Centre Elevations and Sections	05/09/2019			
Landscape Plans prepared by <i>Turf Design Studios</i>							
	Dwg No.	Rev	Name of Plan	Date			
	LS-DWG -02-0 01	7	Tree Removal and Preservation - Plan	23/09/2019			
	LS-DWG -10-0 01	7	Site-wide Landscaping Plan	23/09/2019			
	LS-DWG -10-0 02	6	Pathway Network Plan	23/09/2019			
	LS-DWG -10-0 03	1 1	Zonal Plan	16/03/2020			
	LS-DWG -20-0 01	7	Landscape Plans & Sections - Health Hub & SE Forecourt	23/09/2019			
	LS-DWG -20-0 02	6	Landscape Plans & Sections - Southern Entry Plaza	23/09/2019			
	LS-DWG -20-0 03	7	Landscape Plans & Sections - Northern Terrace	23/09/2019			
	LS-DWG -20-0 04	7	Landscape Plans & Sections - Eastern Entry & Green Spine	23/09/2019			
	LS-DWG -20-0 05	7	Landscape Plans & Sections - Western Entry & Green Spine	23/09/2019			
	LS-DWG -20-0 06	7	Landscape Plans & Sections - Agriculture Buffer at hospital	23/09/2019			
	LS-DWG -20-0 07	4	Landscape Plans & Sections - East and west Buffer	23/09/2019			
	LS-DWG -20-0 08	7	Landscape Plans & Sections - Central Energy Plant	23/09/2019			
	LS-DWG -20-0 09	7	Landscape Plans & Sections - Lower Ground Courtyards	23/09/2019			
	LS-DWG -20-0 10	7	Landscape Plans & Sections - Ground level Terraces	23/09/2019			
	LS-DWG -20-0 11 N	7	Landscape Plans & Sections - Lower Ground Courtyards & Terrace	23/09/2019			
	LS-SCH -90-00 1	7	Plant Schedules	23/09/2019			
			Koala Food Trees Markup Plan	16/03/2019			
Wayfinding Plans prepared by <i>Urbanite</i>							
	Dwg No.	Rev	Name of Plan	Date			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	C GEN - Signage Hierarchy – External	02/08/2019		
	B GEN - Finishes Schedule	22/07/2019		
	B GEN - Finishes Schedule	22/07/2019		
	E External precinct signage masterplan	12/09/2019		
	E External precinct signage masterplan - Pedestrian Directionals only	12/09/2019		
	B S1.A - Building ID - Main ID	17/06/2019		
	C S2.A - Building Entry ID – Main Entry	02/08/2019		
	A S2.C - Building Entry ID - Emergency	06/09/2019		
	A S2.B - Building Entry ID - Specialist Entry (East)	06/09/2019		
	C S3.A - Precinct ID - Cudgen Road Totem	06/09/2019		
	C S3.A - Precinct ID - Cudgen Road Totem	06/09/2019		
	- Precinct Signage – Day	-		
	- Precinct Signage – Night	-		
	- N Precinct Signage – Day	-		
	- N Precinct Signage – Night	-		
	D N S3.B - Precinct ID - Main Entry – Option 1	02/08/2019		
	B S3.B - Precinct ID - Main Entry – Option 2	02/08/2019		
	D D1.A - Vehicular Directional - Primary	05/09/2019		
	D D1.A - Vehicular Directional - Primary	05/09/2019		
	D D1.B - Vehicular Directional - Roundabout	05/09/2019		
	B D2 - Pedestrian Directional	17/07/2019		
Civil Plans prepared by Robert Bird Group				
Dwg No.	Rev	Name of Plan	Date	
RBG-CV-DWG -RIE-80-300	B	Site Plan	28/02/2020	
RBG-CV-DWG -RIE-80-301	G	General Arrangement - Sheet 1 of 10	28/02/2020	
RBG-CV-DWG -RIE-80-302	H	General Arrangement - Sheet 2 of 10	28/02/2020	
RBG-CV-DWG -RIE-80-303	2	General Arrangement - Sheet 3 of 10	27/05/2019	
RBG-CV-DWG -RIE-80-304	2	General Arrangement - Sheet 4 of 10	27/05/2019	
RBG-CV-DWG -RIE-80-305	G	General Arrangement - Sheet 5 of 10	28/02/2020	
RBG-CV-DWG -RIE-80-306	E	General Arrangement - Sheet 6 of 10	28/02/2020	
RBG-CV-DWG -RIE-80-307	C	General Arrangement - Sheet 7 of 10	28/02/2020	
RBG-CV-DWG -RIE-80-308	1	General Arrangement - Sheet 8 of 10	20/05/2019	
RBG-CV-DWG -RIE-80-309	D	General Arrangement - Sheet 9 of 10	28/02/2020	

Approval (ID)	Requirement		Evidence Collected		Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	RBG-CV-DWG -RIE-80-310	1	General Arrangement - Sheet 10 of 10	20/05/2019			
	RBG-CV-DWG -RIE-80-320-D	1	Roadworks Typical Section - Sheet 1 of 2	20/05/2019			
	WG						
	RBG-CV-DWG -RIE-80-321-D WG	1	Roadworks Typical Section - Sheet 2 of 2	20/05/2019			
	RBG-CV-DWG -RIE-82-501	2	Multi-Storey Carpark – Bulk Earthworks Plan	12/09/2019			
	RBG-CV-DWG -RIE-82-510	1	Multi-Storey Carpark Bulk Earthworks Section (1 of 5)	27/08/2019			
	RBG-CV-DWG -RIE-82-511	2	Multi-Storey Carpark Bulk Earthworks Section (2 of 5)	12/09/2019			
	RBG-CV-DWG -RIE-82-512	2	Multi-Storey Carpark Bulk Earthworks Section (3 of 5)	12/09/2019			
	RBG-CV-DWG -RIE-82-513	1	Multi-Storey Carpark Bulk Earthworks Section (4 of 5)	27/08/2019			
	RBG-CV-DWG -RIE-82-514	1	Multi-Storey Carpark Bulk Earthworks Section (5 of 5)	27/08/2019			
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)orA2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c)andA2(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	Tweed Valley Skills Centre yet to be constructed	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)	Certificate of Design notes that the gross floor area of the new hospital building currently stands at 62,349 sqm	Not triggered
Prescribed Conditions							
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				No disputes have occurred	Not triggered	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter is binding on the parties.			
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.	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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (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 	-	Updates and Reviews of Management Plans in accordance with this condition yet to be undertaken	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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).			
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	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. <i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Certificate of Design – Structural Engineering (RBG 22/10/20) Certificate of Design – Civil (RBG 23/10/20) Certificate of Design Intent – Hydraulic Services and Fire Infrastructure (Planet Plumbing (28/10/20) Certificate of Design – Electrical and Communications Systems 21/9/2020) Certificate of Design – Vertical Transportation JHA 22/9/20) Certification of Design – Structural (AMA 22/9/20) Certification of Design – Architecture (STH 12/10/20)	SSD 2 Construction works have only just commenced. 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 have only just commenced. 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 Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Certification of Design – Architecture (STH 12/10/20)	SSD 2 Construction works have only just commenced. However, process is underway. Certification of Design for Architecture completed noting that the advice provided by the bushfire consultant has been incorporated into the design where applicable	Not triggered
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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.</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.	<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</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> <p>Subcontractors sign onto Environmental Management Plan.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	-	No non compliances 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.	-	SSD2 has only recently commenced, review of strategies and plans yet to be undertaken	Not triggered
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. 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.	-	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				
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements.	-	Initial compliance report not yet due	Not triggered
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.	-	Initial compliance report not yet due	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 yet due	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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). The updated pre-construction dilapidation report must be submitted to Council and the Certifier.	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
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				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B8	<p>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;</p> <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. 	<p>Community Consultation Strategy dated July 2020 DPIE Approval dated 14/10/20</p>	<p>Updated Strategy Approved by DPIE</p>	<p>Compliant</p>
Ecologically Sustainable Development				
B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <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. 	<p>ESD Design and As Built Scorecard HI email to DPIE dated 13 October 2020 DPIE Letter of Approval dated 26/10/20</p>	<p>Alternative letter of approval for alternative certification process (with Conditions) issued by DPIE</p>	<p>Compliant</p>
Outdoor Lighting				
B10	<p>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.</p>	<p>-</p>	<p>Lighting installation yet to commence</p>	<p>Not triggered</p>
Reflectivity				
B11	<p>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.</p>	<p>Statement of Design Intent (Inhabit Australia 22/10/20)</p>	<p>Statement of design intent commits to a reflected glare assessment. Construction not yet commenced</p>	<p>Not triggered</p>
Environmental Management Plan Requirements				
B12	<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; 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: 	<p>Environmental Management Plans</p>	<p>Management Plans have been prepared in accordance with all relevant requirements</p>	<p>Compliant</p>

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<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; (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. 	<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>	Compliant
B14	<p>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.</p>	<p>Acconex - Certifier Approval of Construction Environmental Management Plan (12/8/20) DPIE review of CEMP (dated 15/10/20)</p>	<p>SSD commenced in November 2020 following approval of the CEMP by the Certifier</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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. 	<p>Construction Traffic and Pedestrian Management Plan (Bitzios 2/10/2020)</p>	<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; (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 residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School; 	<p>Construction Noise and Vibration Management Sub-Plan dated 7/9/2020 rev 4</p>	<p>CTTMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(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):</p> <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; <p>(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;</p> <p>(i) provide details of the surveys of each of the key vibration generating activity / equipment and the predicted vibration levels of the equipment;</p> <p>(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;</p> <p>(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;</p> <p>(l) describe the community consultation undertaken to develop the strategies in condition B16(g); and</p> <p>(m) include details of a complaints management system that would be implemented for the duration of the construction.</p>			
B17	<p>The Construction Waste Management Sub-Plan (CWMSP) 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; (b) be consistent with the CSWMP prepared for the Stage 1 works of SSD-9575; (c) describe all erosion and sediment control measures to be implemented during construction, generally in accordance with: <ul 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). 	Construction Soil and Water Management Subplan (31/8/20) Rev 5	<p>CSWMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPIE approval</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (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); (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); (f) detail all off-site flows from the Site; and (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; (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; (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; (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); (k) monitoring methods for aquatic weeds (particularly salvinia <i>Salvinia molesta</i>) in sediment basins in accordance with the recommendations of Stage 2 BMP; (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 (m) details of a water quality monitoring program including periodic review programs; 			
B19	<p>The Flood Emergency Response Sub-Plan (FERSP) 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) address the provisions of the Floodplain Risk Management Guidelines (EESG); (c) include details of: <ul 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> <ul 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: <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; 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. (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; (e) includes an air quality monitoring program that: 	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"> 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 driver code of conduct has not been issued to all heavy vehicle drivers resulting in a non-compliance with this condition</p> <p>It is recommended that the code of conduct is communicated to all heavy vehicle drivers as soon as practical</p>	Non 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 1125 1415 1661"> <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-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> <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> </tbody> </table> <ul style="list-style-type: none"> (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; 	Civil Plans prepared by Robert Bird Group				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	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	Site Observations	Roadworks relating to this condition are yet to commence	Not triggered
Civil Plans prepared by Robert Bird Group																																				
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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	<p>(f) include details of additional works as necessary to ensure:</p> <ul 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; <p>(g) include copies of all compliance certificates relied upon, details of roadwork furnishings and Traffic Control Plans; and</p> <p>(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>			
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	<p>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.</p> <p><i>Note: Applications to TfNSW for traffic signals are to be demonstrate appropriate consultation with Ambulance NSW, as required.</i></p>	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 works yet to commence	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment				
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 	Site Observations	Permanent Landscape works yet to commence	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> 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)); Note: <i>It is acknowledged that photomontages are indicative and cannot account for natural variation in tree growth/shape over time.</i> (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. 			
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>Process underway reference architectural design statement.</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)				
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</p> <p>DPIE letter of approval dated 30/10/2020 in relation to the Biodiversity Management Plan</p>	DPIE have approved the Biodiversity Management Plan	Compliant
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; 	--	Landscaping works are yet to commence	Not triggered

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	<ul style="list-style-type: none"> (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. 			
Pedestrian Amenity				
B33	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.	-	Construction of Landscape works is yet to commence	Not triggered
Proposed Helipad Design				
B34	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.	-	Construction of helipad is yet to commence	Not triggered
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 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. <p>Appropriate application fees must be paid to Council and an approval obtained prior to the commencement of the above works.</p>	-	Construction of pumping station is yet to commence	Not triggered
Water and Wastewater Infrastructure				
B36	<p>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:</p> <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 	--	Process underway	Not triggered.

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	(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).			
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: detailed hydraulic plans and specifications indicating the size, type and location of pre-treatment devices (e.g. grease arrestor, 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
Food Premises Requirements				
B44	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: (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	The submitted plans in relation food preparation areas must demonstrate that: (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;	-	Construction of food preparation areas are yet to commence	Not triggered

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	(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.			
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. 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	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.	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	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.	Mobile equipment tag procedure discussed Updated plant register – standard checklist on site latest update – (10/12/20)	Pre-start checklist for plant and equipment Plant on-boarding checklist <ul style="list-style-type: none"> • service records • qualified mechanic • plant checklist Pink sticker indicated checks have been performed on the vehicle. Plant register is kept and maintained. Verification of Competence (VOC) records kept on site.	Compliant
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	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

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	<ul style="list-style-type: none"> (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. 			
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	<p>The Applicant must carry out the construction of the development in accordance with the most recent version of:</p> <ul style="list-style-type: none"> (a) the approved CEMP (including Sub-Plans); and (b) the Stage 2 BMP (including Sub-Plans if any). 	<p>Site Observations</p> <p>Subcontractors have pre-start meetings – about the management plans.</p> <p>Induction slides</p> <p>Pre-starts</p> <p>Daily builders brief</p> <p>Supervisors provided with management plans.</p>	The development is being carried out in accordance with the approved CEMP, BMP and associated sub-plans. Plans for Stage 2 have been prepared	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.	<p>No parking outside of site.</p> <p>Parking facilities on-site (parking plan sighted)</p> <p>Site entrance viewpoint observed.</p> <p>No cars or work vehicles parked on adjacent roads</p>	<p>Site entrance has been designed to allow vehicles to pull off the road, without entering the compound.</p> <p>The requirement for no off-site parking is included in the induction.</p>	Compliant
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>Daily fencing/ hoarding/ signage checklist</p> <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 cameras in place to prevent graffiti etc.</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.	<p>Pre-start slides</p> <p>Induction slides</p>	No obstructions observed during the audit.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Daily builders brief s.138 permits sighted. Full-time gateman implements and checks public way		
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.	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 Reports (June 2020 – November 2020) Complaints Register November 2020	No noise exceedances recorded by monitoring undertaken during the audit period. No complaints received during the audit period	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.	Noise data and assessment reports sighted. Random resident check-ups Complaints Register November 2020	No noise complaints have been received.	Compliant
C14	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. 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.	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.	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. Meetings were postponed due to COVID. Respite periods not provided during the audit period	Compliant
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. 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	Reference included in the NVMP. Vibration data example sighted. Noise and Vibration Sub Plan	The vibration levels recorded during the audit period are complaint	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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).	Vibration Monitoring Assessment November 2020		
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	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: <ul style="list-style-type: none"> (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 LendLease – 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.	Compliant
Heritage Wall Protection				
C22	For the duration of the construction works: <ul style="list-style-type: none"> (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	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			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	
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 – 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
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. Environmental Dust Assessment Report (June 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				
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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status												
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	<p>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:</p> <ul style="list-style-type: none"> (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	<p>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 (m³) / 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:</p> <ul style="list-style-type: none"> (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 (f) other suitable methods distributed throughout the site. <p>Note: <i>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.</i></p>	-	Underway – commenced on 9 th of November. SMEC have been appointed as Hydrologist for the project – process is underway	Not Triggered												
C33	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.	-	Underway – commenced on 9 th of November. SMEC have been appointed as Hydrologist for the project – process is underway	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> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual designs in the following plans: <table border="1" data-bbox="299 1829 1255 1902"> <thead> <tr> <th colspan="4" data-bbox="299 1829 1255 1860">Civil Plans prepared by Robert Bird Group</th> </tr> <tr> <th data-bbox="299 1860 596 1902">Dwg No</th> <th data-bbox="596 1860 670 1902">Rev</th> <th data-bbox="670 1860 1086 1902">Name of Plan</th> <th data-bbox="1086 1860 1255 1902">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Civil Plans prepared by Robert Bird Group				Dwg No	Rev	Name of Plan	Date					-	Underway – commenced on 9 th of November. SMEC have been appointed as Hydrologist for the project – process is underway	Not triggered.
Civil Plans prepared by Robert Bird Group																
Dwg No	Rev	Name of Plan	Date													

Approval (ID)	Requirement	Evidence Collected		Independent Audit Findings and Recommendations	Compliance Status															
	<table border="1" data-bbox="299 195 1258 470"> <tr> <td data-bbox="299 195 596 260">RBG-CV-DW G-RIE-86-300</td> <td data-bbox="596 195 676 260">2</td> <td data-bbox="676 195 1080 260">Stormwater Drainage Plan</td> <td data-bbox="1080 195 1258 260">12/09/2019</td> </tr> <tr> <td data-bbox="299 260 596 325">RBG-CV-DW G-RIE-86-310</td> <td data-bbox="596 260 676 325">3</td> <td data-bbox="676 260 1080 325">Bioretention Basins and Details</td> <td data-bbox="1080 260 1258 325">05/12/2019</td> </tr> <tr> <td data-bbox="299 325 596 390">RBG-CV-DW G-RIE-86-350</td> <td data-bbox="596 325 676 390">2</td> <td data-bbox="676 325 1080 390">Stormwater Catchment Plan – Pre-Development</td> <td data-bbox="1080 325 1258 390">12/09/2019</td> </tr> <tr> <td data-bbox="299 390 596 470">RBG-CV-DW G-RIE-86-351</td> <td data-bbox="596 390 676 470">2</td> <td data-bbox="676 390 1080 470">Stormwater Catchment Plan – Post-Development</td> <td data-bbox="1080 390 1258 470">12/09/2019</td> </tr> </table> <p data-bbox="299 470 1448 890"> (c) include details of water quality treatment devices Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019; (d) include details of all additional stormwater harvesting measures in condition C32 resulting due to the analysis in condition C31; (e) be in accordance with applicable Australian Standards; (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; (g) demonstrate that the proposed stormwater management measures would not result in flooding of any downstream properties immediately adjoining the Site; and (h) demonstrate that the proposed stormwater harvesting measures would not interfere with and assist in groundwater recharge within the catchment of the Site. </p>	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			
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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 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.	Unexpected Finds Protocol sighted.		No unexpected heritage finds. Unexpected finds protocol included in site induction.	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 Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Unexpected Finds Protocol sighted.		No unexpected heritage finds. Unexpected finds protocol included in site induction.	Compliant															
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															

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	-	Construction of external lighting yet to commence	Not triggered
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 (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	-	An Independent Audit Program has been prepared.	Compliant
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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Public Infrastructure				
C50	<p>Works in the vicinity of public infrastructure must comply with the following requirements:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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	Not triggered
APZ Requirements				
C51	<p>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.</p>	<p>Site Observations Site setback conditions drawing</p>	APZ observed during site inspection and on architectural drawings	Compliant
C52	<p>Council is to be given 24 hours' notice for any of the following inspections:</p> <ul style="list-style-type: none"> (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. 	-	Construction of slabs yet to commence	Not triggered
Council Plumbing Requirements				
C53	<p>A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.</p>	-	Plumbing and drainage work is yet to commence	Not triggered
C54	<p>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.</p>	-	Plumbing and drainage work is yet to commence	Not triggered
C55.	<p>All hot water installations must comply with the relevant standards.</p>	-	Plumbing and drainage work is yet to commence	Not triggered
C56	<p>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.</p>	-	Plumbing and drainage work is yet to commence	Not triggered
C57	<p>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.</p>	-	Plumbing and drainage work is yet to commence	Not triggered
Sewer Connection				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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	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				
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: (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: 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: (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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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	<p>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.</p> <p>Note: <i>The drain on the western boundary of the Site benefits the hospital and Health Administration Corporation.</i></p>	-	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
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; 	-	Condition relates to operation	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (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. 			
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 ' <i>Guidelines for the Preparation of Emergency / Evacuation plans an Australian Standard AS 3745 2010</i> ' Planning for Emergencies in Facilities'. A copy of the emergency evacuation plan must be provided to the Department and the Local Emergency Management Committee for information.	-	Condition relates to operation	Not triggered
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
D20	<p>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:</p> <ul style="list-style-type: none"> (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 Parking facilities - Bicycle parking, 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	<p>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.</p>	-	Condition relates to operation	Not triggered
Fire Safety Certification				
D22	<p>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.</p>	-	Condition relates to operation	Not triggered
Structural Inspection Certificate				
D23	<p>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:</p> <ul style="list-style-type: none"> (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
Compliance with Food Code				
D24	<p>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.</p>	-	Condition relates to operation	Not triggered
Stormwater Quality Management Plan				
D25	<p>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:</p> <ul style="list-style-type: none"> (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	<p>Prior to the commencement of first operation, the Applicant must demonstrate, to the satisfaction of the Certifier, that:</p> <ul style="list-style-type: none"> (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 	-	Condition relates to operation	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
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: <ul style="list-style-type: none"> (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				
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; 	-	Condition relates to operation	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
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: (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 'Aviation Response to Submissions in Relation to Aviation Report' dated 26 November 2019, and the prevailing requirements of the Civil Aviation Regulation 92.	-	Condition relates to operation	Not triggered
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				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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	<p>Within two years of operation of the hospital, the Applicant must provide evidence to the satisfaction of the Planning Secretary that demonstrates that:</p> <p>(a) the commitments in the implementation plan required by condition D39 in relation to Applicant commitments are been implemented or implementation is underway; or</p> <p>(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.</p>	-	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	<p>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.</p> <p>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.</p>	-	Condition relates to operation	Not triggered
Unobstructed Driveways and Parking Areas				
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				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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: <i>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.</i></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				
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 SSD 10353

Description of Project Stage 2 Main Works

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

Proponent: Health Infrastructure

Title of Audit - Initial Audit

Date 4 February 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/ M Env Eng

Company SNC-Lavalin Atkins

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