



# Independent Environmental Audit New Tweed Valley Hospital Stage 2 Works

July 2023

**Prepared for:**

Health Infrastructure NSW

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## 1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by Health Infrastructure NSW (HI) to undertake an audit of the construction of the Tweed Valley Hospital (TVH). Construction of the hospital is being built under two separate SSD Development Consent. Stage 1 - SSD 9575 covers the early stages of site establishment and Civil Works. Stage 1 works are now complete. Stage 2 - SSD 10353 predominantly covers construction of the main hospital buildings, new carpark, health hub, local road upgrades and associated infrastructure and is the subject of this audit. The main hospital is being constructed by Lendlease Building (LLB) and the carpark and health hub are being constructed by ADCO. Local road upgrades were undertaken by Hazel Bros and are now complete.

The audit is required by the SSD Development Consent conditions and has been undertaken in accordance with the Department of Planning and Environment’s (DPE) 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 sixth audit of Stage 2 of the Development (SSD 10353) This report covers the period from 7<sup>th</sup> of December 2022 till the 6<sup>th</sup> of June 2022.

The site inspection was undertaken on the 19<sup>th</sup> of June 2023 with members of HI, TSA Management, Lendlease and ADCO present for their respective scopes of work.

The Project was audited against the development consent conditions relevant to the activities undertaken during the audit period.

The findings from the audit conclude:

- > Construction building works have accelerated with structure complete and internal finishing works underway, the main hospital, carpark and health hub are nearing completion
- > Landscaping work has commenced, including the conversion of sediment dams into bioretention basins
- > The project has not received any complaints during the audit period
- > All monitoring results for (noise, vibration, dust) were compliant with the relevant criteria
- > The Project team are preparing for completion, with checklists developed to manage compliance through the finalisation process
- > Zero non-compliance’s were identified by the audit
- > Recommendations from previous audits have been implemented
- > 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.
- > Several initiatives have been undertaken including:
  - o Construction of additional drainage infrastructure on the southern side of Cudgen Road to ensure hospital access in extreme weather events
  - o Provision of alternative accommodation for short term night work (on Cudgen Road) which is considered industry best practice.

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## 2 INTRODUCTION

### 2.1 BACKGROUND OF PROJECT

The \$723.3 million investments 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 catheterization laboratory (new service)
- > integrated cancer care service, including radiotherapy (new service)

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

**Stage 1 SSD 9575 (Early Works)** consists of on-site activities such as bulk earthworks and piling for the main hospital building including excavation and filling, construction of the sites permanent infrastructure including drainage, pavements including kerb, retaining walls and in ground services installation. Construction for the Project commenced on 16 July 2019, with an initial focus on clearing and grubbing, installation of environmental monitoring equipment (noise, vibration, and dust), and establishing the entrance to the site. Stage 1 works are complete.

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

The proponent for the Project is Health Infrastructure (HI). TSA Management is the Client Representative and Lendlease Building (LLB) is the Managing Contractor for the delivery of the main hospital works. ADCO were appointed under a separate contract with HI to construct the multideck carpark and the health hub.

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

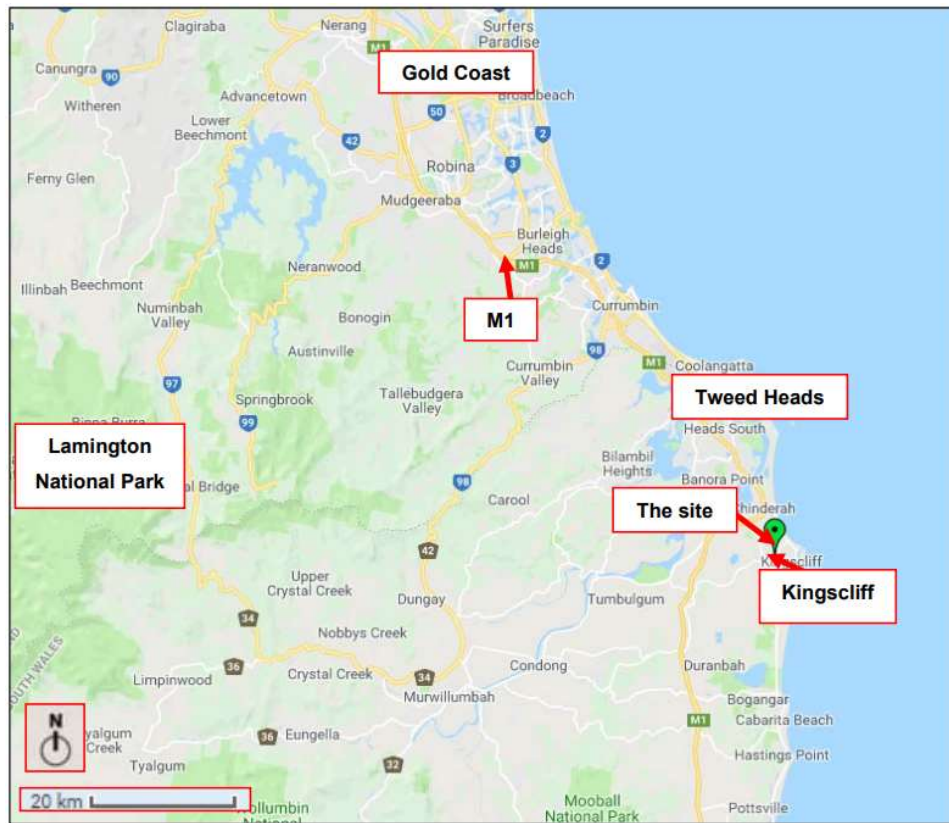
The conditions of project approval require independent audits to be conducted during the construction and operation phases of the Project. SNC-Lavalin Atkins has been engaged by HI to complete the Independent Environmental Audits for the Project to satisfy the requirements of the development consent.

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## 2.2 PROJECT LOCATION AND SITE DESCRIPTION

The site comprises one allotment known as 771 Cudgen Road, Cudgen, legally 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 (DPE 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 Aerial Photograph of Construction Works and surrounding developments

### 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
Auditor	[REDACTED]	Bachelor Engineering (Civil) Masters Environmental Management Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global	25 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 DPE (refer to Appendix A).

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## 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.

## 2.5 CONSULTATION

In developing the audit scope, DPE were consulted with. DPE note in their response to the previous audit (December 2022), that a noncompliance was recorded against Schedule 2, Part C, Condition C42 relating to the installation of “new street lighting installed near the intersection of Cudgen Road and Tweed Valley Way”. DPE requested a status update for all the actions provided in the next Independent Audit, until all actions are completed. An update of the actions is provided in section 4.6 below.

## 2.6 AUDIT SCOPE

SNC-Lavalin Atkins has undertaken an Independent Environmental Audit for the construction phase of Stage 2 the New Tweed Valley Hospital works. Stage 1 of the development has been completed with previous audits assessing compliance with the conditions of the Stage 1 SSD.

The audit was undertaken in accordance with the Audit Program and addresses compliance with the relevant conditions as detailed in the development consent and DPE 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 DPE’s Independent Audit Post Approval Requirements, the audit consisted of an assessment of compliance against:

- > Development Consent (SSD 10353, 12 June 2020) - Stage 2 - Main Works
- > Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans
- > Any environmental licences or other approvals
- > Environmental performance including but not limited to:
  - o Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
  - o Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
  - o Incidents, non-compliances and complaints
  - o Performance of the development, regarding environmental issues identified during consultation when developing the scope of the audit
  - o Feedback received from DPE, 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

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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 (DPE, 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 5.2
A high-level assessment of whether Environmental Management Plans and Sub-Plans are adequate.	Section 5.1

## 2.7 PERIOD COVERED BY AUDIT

The period covered by the audit is 7<sup>th</sup> December 2022 to the 6<sup>th</sup> of June 2023.

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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 DPE refer to Appendix A.

#### 3.2 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.

#### 3.3 SITE PERSONNEL

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

- > ██████████ – Project Engineer, LLB
- > ██████████ – Senior Project Engineer, Construction, LLB
- > ██████████ – Project Manager, ADCO
- > ██████████ Project Manager ADCO
- > ██████████ - HSE Manager ADCO
- > ██████████ Project Director, HI
- > ██████████ – Senior Project Manager, TSA Management
- > ██████████ – Administrator, TSA Management.

#### 3.4 SITE INSPECTION

A site inspection was undertaken by the Auditor on the 19<sup>th</sup> of June 2023. The weather was fine. All key elements of the project were inspected including the main hospital works, the carpark, health hub and the Cudgen Road/Tweed Valley Intersection works. Summary observations are provided below.

##### 3.4.1 Main Hospital Works

- > Construction of the building structure including core and vertical elements has been completed
- > Internal fit out and façade is in an advanced stage of construction and nearing completion
- > Construction of covered walkway and internal courtyards are progressing

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- > Cudgen Road upgrade (including re-aligned footpath, intersection works and road widening) is nearly complete with traffic lights to be installed along with final paving and line marking
- > Additional flood protection works have been constructed on the southern side of Cudgen Road to maintain access to the hospital in extreme weather events
- > Two modifications are in process for the above ground LPG tank and solar panels to be installed on the hospital roof.

### 3.4.2 Multistorey Carpark and Health Hub

- > Construction of the carpark was nearing completion with structure and façade complete
- > Internal services including lighting, mechanical and electrical, fire systems, vertical transport and communications complete
- > Remaining carpark works including landscaping, internal line marking, external civil works and covered walkway to the hospital are progressing.

### 3.4.3 Health Hub

- > Health hub construction has advanced with structure, external foundations, façade, floor finishes and roofing complete
- > Works being undertaken include internal services, walls, ceilings, mechanical, service installation for fire and water mains.

### 3.4.4 Intersection Works Cudgen Road and Tweed Valley Way

- > Intersection works at Cudgen Road and Tweed Valley Way have been completed.
- > Temporary screening has been placed over the lighting that had previously resulted in neighbours' complaints. A final solution with verification progressing.

### 3.4.5 Summary of Environmental Observations

A summary of observations relating to environmental issues are as follows:

- > Environmental controls were in place and included tree protection fencing, sediment basins, rumble grids and wheel wash, waste, skip bins and chemical storage areas. All environmental controls were observed to be operating effectively with routine maintenance undertaken
- > There were low volumes of chemicals stored on site in appropriately bunded containers with no littering or waste containers observed
- > Environmental monitoring stations for air, noise and vibration were in place in proximity to sensitive receivers on Cudgen Road
- > There was no evidence of fugitive environmental emissions including dirty water, mud tracking on local roads or dust
- > Erosion and sediment controls implemented included, groundcover, stabilised site access, vehicle washdown and paved surfaces provide adequate measures to prevent erosion and dust
- > Landscaping and rehabilitation work had commenced, providing effective groundcover to minimise the risk of erosion
- > Appropriate concrete washout, waste and recycling facilities were provided at the site compound

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- > Boyds Bay (ecological company), have been retained to undertake routine biodiversity inspections and weeding
- > Light spillage from street- lights on Tweed Valley Way was inspected (on the evening of the 19<sup>th</sup> of June 2023), with an improvement observed (when compared to previous audit inspections)
- > Some weeds were observed at the Carpark area however, it was noted by ADCO that the weeds were planned for removal prior to the demobilisation phase.

### 3.5 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
<b>Assessment of Compliance</b>		
Number of Conditions of Approval	290	Section 4.2
Non-compliant	0	Section 4.4
Not triggered	204	Section 4.2
Recommendations identified during the audit	0	Section 4.5
<b>Other</b>		
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 provides a summary of the assessment of compliance per the relevant section of the conditions of approval. As the SSD1 project works have been completed, SSD 2 conditions are reported graphically below.

**Table 5: Assessment of compliance**

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A – Administrative controls	38	21	0	17
Part B – Prior to commencement of construction	45	41	0	4
Part C – During construction	59	57	0	2
Part D – Prior to Commencement of Operation	42	-	-	42
Part E – Post Occupation	20	-	-	20

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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 by the audit.

### 4.5 RECOMMENDATIONS

There are no recommendations made by this audit noting that:

- The project has been assessed to comply with the conditions of consent
- There have been no complaints or environmental incidents recorded during the audit period
- Actions from the previous audit relating to the preparation of completions checklists for finalisation are being implemented
- Appropriate actions are being implemented relating to the non-compliance for lighting identified by the previous audit.
- The project is in a mature stage, where the project team has been able to demonstrate continual improvement throughout all stages of project development.

### 4.6 PREVIOUS AUDIT ACTIONS

Table 6 provides a status summary of previous audit recommendations

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**Table 6: Prior Audit Recommendations – Status**

Relevant CoA	Recommendation	Comments	Status
A32	At the time of the audit, the new street lighting installed near the intersection of Cudgen Road and Tweed Valley had caused light spillage to a neighbouring property resulting in a complaint. Appropriate actions are being taken by the contractor to rectify the spillage and ensure compliance with AS 4282-2019. No recommendations are made over and above the actions being taken and proposed by the Contractor, however it is noted that evidence will need to be provided from a suitably qualified practitioner to the certifier demonstrating compliance with AS 4282-2019 in accordance with Pre-Operational Conditions D28 and D29	The lighting was inspected on the evening of the 19 <sup>th</sup> of June 2023 with an overall reduction in light spillage observed when compared to the previous audit. Temporary screening measures have been implemented to prevent spillage into adjacent properties with no further complaints received. HI are working with Hazel Bros to provide a permanent fixture and provision of a certificate that confirms compliance with AS4282-2019.  No further recommendations are made over and above the actions being undertaken by HI.	Open
A32	Management plans have been reviewed at various stages throughout the project. As required by Condition A32, the next review of management plans needs to be completed within 3 months of the submission of this audit report to the Department (before) 6 May 2023.  It is recommended that the subject of this review is project finalisation and completion to ensure all the relevant commitments and obligations within the management plans are fulfilled. It is recommended that the output of this review is a practical and effective checklist that may be used by the individual contractors.  Prior to undertaking this review, DPE and the certifier will need to be notified that the review is being carried out.	All contractors have prepared detailed finalisation checklists and action plans to ensure items required to be completed to satisfy the conditions of approval (relevant to project completion and operations).	Closed

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#### 4.7 COMPLAINTS

No complaints were received during the audit period.

#### 4.8 INCIDENTS

No incidents were recorded or reported during the audit period

#### 4.9 PREVIOUS COMPLIANCE REPORT ACTIONS

In accordance with the DPE Post Approval Reporting Requirements (RAR) (May 2020) compliance reports for the construction phase have not been prepared as they are not required by the RAR. Therefore, there are no actions arising from previous compliance reports that need to be considered by this audit.

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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:

#### 5.1.1 Main Hospital Works

- > Construction Environmental Management Plan including the following sub plans:
  - Construction Traffic and Pedestrian Management Sub-Plan
  - Construction Noise and Vibration Management Sub-Plan
  - Construction Waste Management Sub-Plan
  - Construction Soil and Water Management Sub-Plan
  - Construction Air Quality Management and Dust Management Sub-Plan
  - Biodiversity Management Plan

#### 5.1.2 Multideck Carpark and Health Hub

- > Construction Environmental Management Plan including the following sub plans:
  - Construction Noise, Dust and Vibration Management Sub-Plan
  - Construction Traffic and Pedestrian Management Sub-Plan
  - Heritage Management Sub-Plan
  - Construction Waste Management Sub-Plan
  - Construction Soil and Water Management Sub- Plan
  - Flood Emergency Response Sub-Plan

### 5.2 REVIEW OF ENVIRONMENTAL MANAGEMENT SYSTEMS

Separate Environmental Management Systems have been implemented by Lendlease and ADCO. Both management systems are appropriate for the Main Hospital Works, Carpark and Health Hubs respectively and have been independently certified to comply with ISO 14001 Environmental Management Systems.

### 5.3 REVIEW ENVIRONMENTAL PERFORMANCE

Permanent controls including sealed access roads, grassed batter protection and permanent drainage have reduced the environmental risks substantially since project commencement. Environmental monitoring results for noise and vibration, water quality and dust complied with the relevant criteria.

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

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- > Stabilised site access including industry best practice truck washdown is in place at key access points for both the Main Hospital Works, the Carpark and Cudgen Road/Tweed Valley Way intersection works
- > There was no evidence of mud being tracked onto Cudgen Road or Tweed Valley Way
- > No fugitive dust emissions noted in complaints register or observed on site
- > No noise, vibration or lighting complaints noted in the complaints register
- > General site housekeeping was of a high standard
- > Chemical storage was appropriate for the volume of chemicals being used and stored appropriately
- > Evidence of tree protection controls were provided, along with well-maintained signage
- > Heritage items were appropriately protected on site and stored safely
- > Traffic, road safety and pedestrian management controls implemented on Cudgen Road and Tweed Valley Way.

#### 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

The project 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. All monitoring complies with the project criteria. No offsite incidents have been reported.

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

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

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- > 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 is at an advanced stage with construction works due to be completed in the latter stages of 2023. The project team has consistently applied a systematic approach to compliance and environmental management with continual improvement achieved throughout the construction delivery phase.

In addition, there are several initiatives implemented by the project team that are over and above the requirements of the conditions of approval. This includes the following initiative:

- The provision of additional drainage on the southern side of Cudgen Road to improve access to the Hospital during wet weather events.
- The offer of alternative accommodation for short term night works on Cudgen Road, is industry best practice, as in most instances alternative accommodation is only offered in circumstances where residents are exposed to highly intrusive noisy works such as rock breaking or saw cutting for extended durations.

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## APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT



Health Infrastructure  
[Redacted]  
Manager, Planning  
Level 14, 77 Pacific Highway  
NORTH SYDNEY NSW 2060

Contact: [Redacted]  
Phone: [Redacted]  
Email: [Redacted]

BY EMAIL ONLY: [Redacted]

17 June 2019

Dear [Redacted]

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

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

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

- [Redacted]
- [Redacted]
- [Redacted]

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

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

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

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

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

Yours sincerely

[Redacted Signature]

**Team Leader - Compliance**  
*As nominee of the Secretary*



## APPENDIX B – DPE CONSULTATION

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18 April 2023

██████████  
Compliance Officer

Planning Services, Far Northern Region  
NSW Department of Planning, Industry and Environment  
PO Box 72, MURWILLUMBAH NSW 2484

Dear ██████████

**RE: Tweed Valley Hospital – Independent Audit Scope**

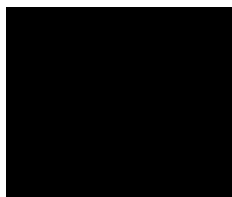
I am writing to the Department in my capacity as Independent Auditor for the Tweed Valley Hospital, specifically to formally consult with the Department in relation to the forthcoming audit which is planned for June 2023. This consultation is required in accordance with the Departments Post Approval Audit Requirements (PAR) 2020.

I would appreciate any feedback you may have in relation to this approach, as well as any matters the Department would like included as part of the audit.

If you have any questions, or would like to discuss further, please contact me by email at ██████████ or by phone on ██████████

Yours sincerely,

**SNC-LAVALIN ATKINS**



Associate

*Environment & Geoscience*  
Engineering, Design and Project Management





[REDACTED]  
Senior Planning Advisor  
Health Infrastructure NSW  
1 Reserve Road  
ST LEONARDS NSW 2065

22/02/2023

Dear [REDACTED]

**Tweed Valley Hospital Stage 2 (SSD-10353)  
Independent Environmental Audit - February 2023**

Reference is made to the Independent Environmental Audit (IEA) report and Response to Audit Recommendations (RAR) for the Tweed Valley Hospital, submitted as required by Schedule 2, Part C, Condition C42 – C48 of SSD-10353 (the 'Consent') to the Department of Planning and Environment (the 'Department') on 7 February 2023.

The Department considers the IEA report to generally satisfy the reporting requirements of the consent. Please note that acceptance of this report is not an endorsement of the compliance status of the project.

The auditor identified a non-compliance of Schedule 2, Part C, Condition C42 relating to the installation of *"new street lighting installed near the intersection of Cudgen Road and Tweed Valley"*. The non-compliance has been assessed in accordance with the Department's compliance policy with the Department on this occasion, determining to Record the Breach with no further enforcement action. However, please note that recording the breach does not preclude the department from taking alternative enforcement action, should it become apparent that an alternative response is more appropriate.

Please include a status update for all actions provided in the RAR in the next Independent Environmental Audit, until all actions are completed.

Should you wish to discuss the matter further, please contact [REDACTED], (Compliance Officer) on [REDACTED].

Y

[REDACTED]

Compliance Team Leader  
Compliance

Department of Planning and Environment



As nominee of the Planning Secretary



## APPENDIX C – SITE PHOTOGRAPHS

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Photo 1: Construction of main hospital building nearing completion



Photo 2: Construction of the carpark nearing completion



Photo 3: Construction of the Health Hub external facade

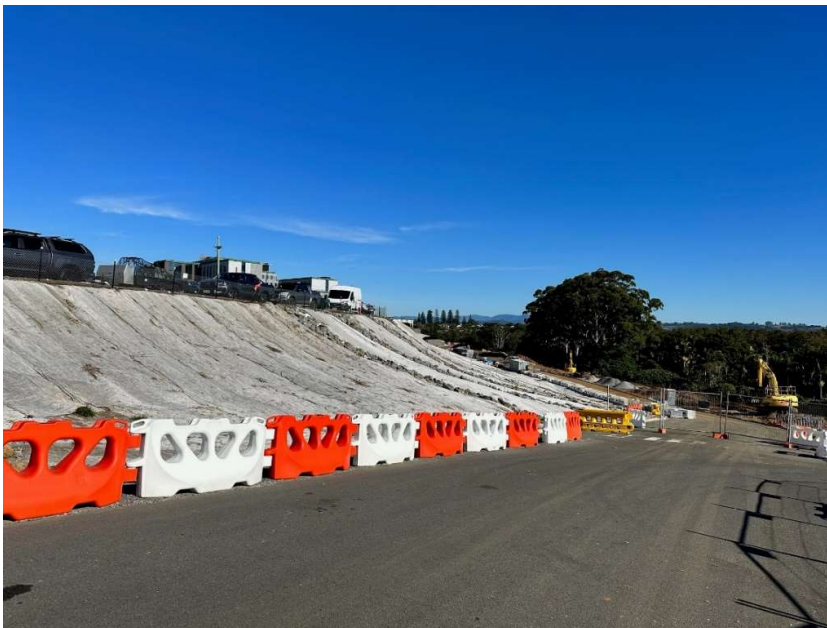


Photo 4: Geofabric layer providing effective groundcover to prevent erosion



Photo 5: Construction of bioretention basin (underway)



Photo 6: Erosion and sediment control and batter revegetation



Photo 7: Landscaping works and sediment control measures



Photo 8: Landscaping works and sediment control measures



Photo 9: Stabilised site access and vehicle entry/egress point – ADCO site

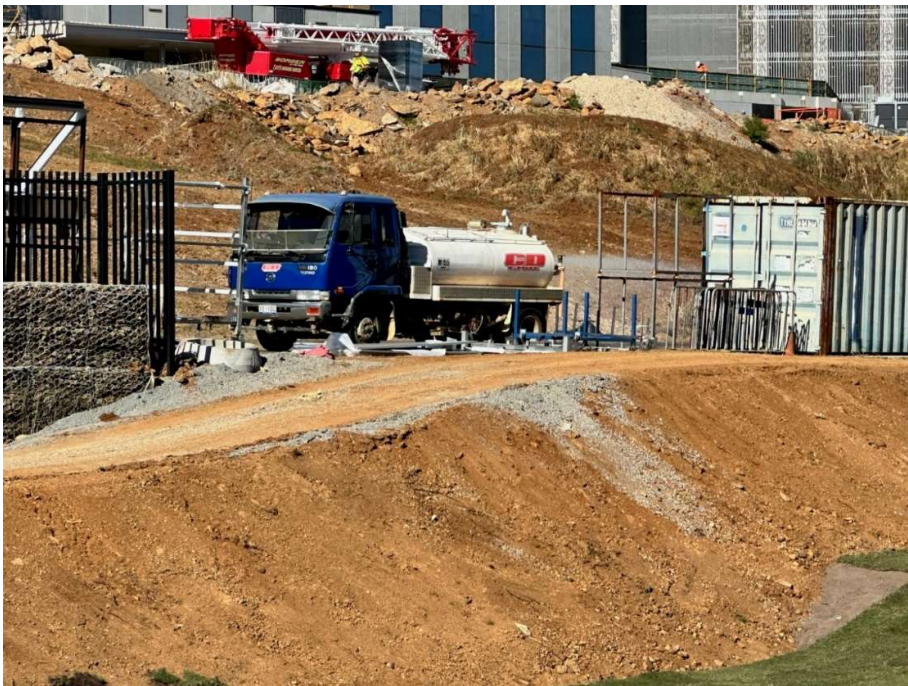


Photo 10: Water cart providing dust suppression





Photo 11: Permanent drainage work, Cudgen Road



Photo 12: Permanent swale drain



## APPENDIX D – INDEPENDENT AUDIT TABLE

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# TWEED VALLEY HOSPITAL STAGE 2 INDEPENDENT AUDIT CHECKLIST

Note: All references and comments relate to the main hospital works unless otherwise stated.

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>SCHEDULE 2 CONDITIONS OF CONSENT FOR STAGE 2 WORKS (SSD 10353)</b>				
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site Inspection Audit observations	All reasonable and feasible measures implemented. No evidence observed of environmental harm	Compliant
<b>Terms of Consent</b>				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS, Response to Submissions (RtS), Supplementary Response to Submissions (SRtS) and the Environmental Management and Mitigation Measures in Appendix 3; and (d) in accordance with the approved plans in the table below: <b>[ Details of table not provided in this checklist: please refer to DPE Planning Portal for details of the Plans <a href="http://getContent(nsw.gov.au)">getContent(nsw.gov.au)</a> ]</b>	SSD Conditions Tracker Audit observations	The development is generally being carried out in accordance with the documents identified in condition A2. Design certification processes to ensure compliance are underway. Contractors have implemented appropriate compliance tracking programs and dedicated resources to record and track compliance with the project conditions of approval  At the time of the audit there were two modifications being assessed by DPE as follows:  - Modification 7 for changes to Ancillary gas infrastructure - Modification 8 for the addition of PV solar panels	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Audit Interview Site Observations	No directions from the Planning Secretary	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.	Audit Interview	No conflicts identified or directions from the Planning Secretary	Not triggered.
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	-	Works commenced within the required timeframe	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A6	The temporary building 'Tweed Valley Skills Centre' must be removed within one year of completion of the construction works pursuant to this development consent and the area reinstated with landscaping as per the approved Landscape Plans in Condition A2.	Site Observations	The temporary Tweed Skills Centre is yet to be removed. This requirement won't be triggered until one year after the construction works are completed.	Not Triggered
A7	The maximum gross floor area of the new hospital building, and the Health Hub must be limited to approximately 65,050 square meters	Certification of Design – Architecture (STH 12/10/20)  HI Email correspondence and GFA calculation dated 17/6/2021	Certificate of Design notes that the gross floor area of the new hospital building currently stands at 64900 sqm  HI Email and calculation states the GFA to be 64,927 which is within the limit.  No change since previous audits	Compliant
<b>Prescribed Conditions</b>				
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 (refer to A2 above)	Compliant
<b>Planning Secretary as Moderator</b>				
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter is binding on the parties.	No disputes have occurred	Not triggered	Not triggered
<b>Evidence of Consultation</b>				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation Records Audit Interview Stakeholder Consultation Register	Consultation for the preparation of management plans was undertaken earlier in the project and assessed as compliant by previous audits.  Ongoing consultation with key stakeholders (e.g., Kingscliff Tafe and islander groups regarding heritage items) is undertaken and records are kept that provide details of the consultation undertaken. A communications manager has been engaged to manage external consultation and communications for the main works. No change in process since previous audits,	Compliant
<b>Staging</b>				
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 DPE letter of approval of Staging Report revision 1.2 dated September 2020	DPE have reviewed and approved staging of the project as well as the staging report	Compliant
A12	A Staging Report prepared in accordance with condition A11 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Tweed Valley Hospital Staging Report (SSD -10353) dated 31/8/2020 Rev 1	DPE have reviewed and approved staging of the project as well as the staging report	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
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
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A15	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future 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 (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).	Documents reviewed as part of the audit	Separate management plans have been prepared and submitted in accordance with this condition and project staging  EHS Management Plans were updated on the 14 <sup>th</sup> of February 2023 - CEMP - Flood - Waste Management - Traffic and Parking - Construction Soil and Water Management Plan	Compliant
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
<b>Structural Adequacy</b>				
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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<b>Main Works</b> 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)	<b>Main Works</b> Certificates of design for Structural Engineering, Civil, Hydraulic Services, Fire Infrastructure, Electrical and Communications Systems, Vertical Transportation, Structural and Architectural have been completed  Robert Bird Group are the Appointed Civil and Structural Engineers.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>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)            Tweed Valley Hospital – SSD 10353 Certificate of Design – Structural Engineering to Main Hospital 19th October 2021.            BCA Crown Certificate #1 CRO 20098)            BCA Crown Certificate #2 (CRO 21008)            BCA Crown Certificate # 3 (CRO 21072)            BCA Crown Certificate # 4 (CRO 21083)            BCA Crown Certificates # 5 (CRO 21092)            BCA Crown Certificate # 6 (CRO 22008)            BCA Crown Certificate # 7 (CRO 22058)            BCA Crown Certificate # 8 (CRO 22077)            BCA Crown Certificate #9 (CRO-22101)</p> <p>No change regarding structural change. Next step is to obtain the occupation certificate.</p> <p><b>Carpark</b></p> <p>BCA Crown Certificate #1 CRO 222002)            BCA Crown Certificate #2 (CRO 222039)            BCA Crown Certificate # 3 (CRO 22081)</p> <p><b>Health Hub</b></p> <p>BCA Crown Certificate #1 CRO 22063)            BCA Crown Certificate #2 (CRO 22100)            BCA Crown Certificate # 3 (submitted to certifier and under review)</p>	<p>RBG have certified that the Superstructure (Levels B1- 08) is in accordance with normal engineering practice and will meet the requirements of the BCA, the relevant fire safety engineering report, the Environmental Planning and Assessment Regulation, relevant Australian standards and relevant planning conditions of the Planning Consent/REF</p> <p>Blackett Maguire and Goldsmith are the independent Project Certifier.            Nine Crown Certificates have been issued by the Certifier.</p> <p>A completion certificate will be provided by the certifier when the project is complete.</p> <p>works.</p> <p><b>Carpark</b></p> <p>Structural engineer is Bornhorst and Ward            Crown Certificate # 1 for bulk earthworks retaining walls, CC 2 – for structure up to level 4 as well as hydraulics, electrical, mechanical            CC3 is for balance of works 5 as well as façade and solar, landscaping, end of trip facilities, café</p> <p>CC4 will address the removal of sprinklers and an update to the FER and reduced (miscellaneous</p> <p><b>Health Hub</b></p> <p>Two crown certificates have been obtained, the third crown certificate has been submitted to the certifier and is currently under review.</p> <p>Crown Certificates confirm compliance with the BCA</p>	
<b>External Walls and Cladding</b>				
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	As above	As above	Compliant
<b>Design and Construction for Bush Fire</b>				
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)	Certification of Design – Architecture (STH 12/10/20)	Certification of Design for Architecture completed noting that the advice provided by the bushfire	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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.	Bushfire Consulting Services Design Certificate 1/11/22  Bushfire Consulting Services Design Certificate 18/10/22  No Change – bushfire consultant to return to site for final inspection prior to occupation certificate	consultant has been incorporated into the design where applicable.  Bushfire Consulting have been commissioned to provide advice in relation to the LPG tank at the South Western corner of the site. Consultation has been undertaken with DPE. This is subject of a modification with DPE.  The Bushfire Consulting certificate documents compliance with Conditions C51  Carpark materials are not steel framed; however, a bushfire design certificate has been obtained.	
<b>Applicability of Guidelines</b>				
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	-	Relevant guidelines are referenced in management plans and site documentation	Compliant
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	-	No directions issued by Planning Secretary	Not triggered
<b>Monitoring and Environmental Audits</b>				
A24	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.  <i>Note: For the purposes of this condition, as set out in the EP&amp;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>	-	Noted,  Monitoring for noise and vibration, air quality and complaints are undertaken on a monthly basis and are reported publicly on the project website. Individual contractors have their own monitoring programmes	Compliant
<b>Access to Information</b>				
A25	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: 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;	Project Website <a href="http://www.tweedvalleyhospitaldevelopment.com.au">Tweed Valley Hospital Development - Tweed Valley Hospital Development (nsw.gov.au)</a>	Approved Management Plans, complaints register, and other management documents are listed on the project website. This includes the relevant documents required to be publicly available for the construction of the carpark as well as the construction of the Health Hub	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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 (b) keep such information up to date, to the satisfaction of the Planning Secretary.			
<b>Compliance</b>				
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.	<b>Main Works</b> Builders brief accompanying daily prestart TVH Part B Site Induction Presentation Example of toolbox Early Works High Risk Workshop (for Building Retaining walls and substructure) PowerPoint presentation, Main Works High Risk Workshops held for Concrete Structures, Cranes, Scaffold, Concrete Pumping – High Voltage External work Visitors induction Site wide builders brief  <b>Carpark and Health Hub</b> Induction video package and Hammertech Induction records	<b>Main works</b> Site induction is undertaken in two parts: <ul style="list-style-type: none"> <li>Part A – online, general</li> <li>Part B – on site induction, specific conditions relevant to workers</li> </ul> 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  A High- Risk Workshop occurs prior to subcontractors arriving to site and includes SSD and environmental management requirements.  Subcontractors sign onto Environmental Management Plan.  Builders brief used for pre-start activity, between 6am and 7am.  High Risk workshop undertaken for landscaping work  High Risk workshops held for Waterproofing and Lift Installation  <b>Carpark and Health Hub</b>  A comprehensive induction has been prepared for the Carpark site. This includes general ADCO company requirements as well as site specific rules. These are also visibly communicated in the site compound areas. Induction records are kept on site within the company Hammertech system.  No changes in induction and training processes since previous audits	Compliant
<b>Incident Notification, Reporting and Response</b>				
A27	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A28	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	-	As above	Not Triggered
<b>Non-Compliance Notification</b>				
A29	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Incident Notification Records	No non compliances reported for the audit period	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 for the audit period	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 for the audit period	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
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.	Audit Interview  SSD Deliverables checklists for occupation	It is noted that the recommendation from the previous audit recommended the management plans are reviewed and a completions checklist is prepared (to ensure finalisation of actions required to ensure compliance with the conditions of approval in the final project stages. The completions checklists have now been prepared and are being implemented with the project certifier	Compliant
A33	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.  <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	-	Refer above.	Compliant
<b>Completion of Stage 1 Works</b>				
A34	The Applicant must notify the Department in writing of the timing of completion of the Stage 1 works under SSD-9575.	Audit interview HI Email dated 23/11/22 DPE Post approval form 7/12/22	All matters relating to the completion of SSD1 have now been completed and a close out report has been issued to DPE	Compliant
<b>Compliance Reporting</b>				
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements.	DPE Post Approval Reporting Requirements (May 2020)	The DPE post approval reporting requirements does not require a compliance report to be submitted until the operational phase of the project	Compliant
A36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	DPE Post Approval Reporting Requirements (May 2020)	The DPE post approval reporting requirements does not require a compliance report to be submitted until the operational phase of the project	Not triggered
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	-	Initial compliance report not due until the operational phase	Not triggered
A38	Notwithstanding the requirements of the Compliance Reporting Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be	-	Initial compliance report not yet due	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
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 DPE dated 3 November 2020	Letter to DPE issued 3 November 20, Works commenced 9 <sup>th</sup> November 20.	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 DPE dated 3 November 2020 Staging Report Email from DPE to HI on 1 April 2022 acknowledging receipt of notification to commence stages 5,6,7,9	DPE have been formally notified of commencement of stages 5,6,7,9.	Compliant
<b>Certified Drawings</b>				
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)  <b>Main Works</b> BCA Crown Certificate #1 CRO 20098) BCA Crown Certificate #2 (CRO 21008) BCA Crown Certificate # 3 (CRO 21072) BCA Crown Certificate # 4 (CRO 21083) BCA Crown Certificates # 5 (CRO 21092) BCA Crown Certificate # 6 (CRO 22008) BCA Crown Certificate # 7 (CRO 22058) BCA Crown Certificate # 8 (CRO 22077) BCA Crown Certificate #9 (CRO-22101)  <b>Carpark</b> BCA Crown Certificate #1 CRO 222002) BCA Crown Certificate #2 (CRO 222039) BCA Crown Certificate # 3 (CRO 22081)  <b>Health Hub</b>  BCA Crown Certificate #1 CRO 22063) BCA Crown Certificate #2 (CRO 22100)	Drawings have been prepared by Qualified and experienced structural engineer and submitted to the project certifier for both the construction of the Main works and the Carpark.  Crown Certificates have been provided by the project certifier for the main works building structure to Level 8 and for the Carpark to Level 4 including slabs and columns, inground structure including retaining walls. Two Crown Certificates have been provided for the Health Hub Works for structural works including and up to roof level only. A schedule of submitted drawings has been provided in the crown certificates.  During the audit period, one additional crown certificate was issued for the Main Building Works (Crown Certificate # 9) which includes all remaining external works including civil and landscaping works  The Crown Certificate (#3) for the Health Hub is in process for external works, facades, acoustics, services (except structures)	Compliant
<b>External Walls and Cladding</b>				
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	Crown Certificates 6 and 3	The details of the façade have been provided to the certifier (refer to Crown Certificate # 6) approximately 90% of external walls and cladding has been completed	Compliant

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	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 on carpark. Details of façade design to be provided in subsequent submissions to the certifier for issuing a Crown Certificate Crown Certificate # 3 is for all pre-cast concrete external walls Crown Certificate # 6 is for all remaining facades including all glazed facades and metal cladding.	
<b>Protection of Public Infrastructure</b>				
B5	<p>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</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(c) submit a copy of the updated dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>	<p>Submission to Certifier dated 6/10/20 Letter of approval from Council. Email dated 4 November 2020. Submitted to Certifier 6<sup>th</sup> October 2020. Dilapidation Report 764 Cudgen Road Consultation records with asset owners Planning NSW Portal submission to DPE record of transmittal</p>	<p>Dilapidation report complete and submitted to DPE  No reported damage to infrastructure reported due to the development.</p>	Compliant
<b>Pre-Construction Dilapidation Report</b>				
B6	<p>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:</p> <ul style="list-style-type: none"> <li>(a) include all the detailed submitted with the pre-construction dilapidation report for Stage 1 works of SSD-9575; and</li> <li>(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).</li> </ul> <p>The updated pre-construction dilapidation report must be submitted to Council and the Certifier.</p>	<p>Submission to Certifier dated 6/10/20 Letter of approval from Council. Email dated 4 November 2020. Submitted to Certifier 6<sup>th</sup> October 2020. Consultation summary Updated dilapidation reports completed in early 2022</p>	<p>Updated dilapidation report issued to Certifier and to Council  Additional Dilapidation reports were prepared for both the Health Hub and the Cudgen Road/Tweed Valley Way</p>	Compliant
<b>Unexpected Contamination Procedure</b>				
B7	<p>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.</p>	<p>Contamination Management Plan (Main Works)  Unexpected finds Asbestos in Soil Management Plan (carpark)</p>	<p>Updated procedure included in Contamination Management Plan /CEMP (depending on which package of work) No unexpected contamination finds have been encountered for main works, carpark or the road upgrades</p>	Compliant
<b>Community Communication Strategy</b>				

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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"> <li>a) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>b) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>c) set out procedures and mechanisms:               <ul style="list-style-type: none"> <li>i. through which the community can discuss or provide feedback to the Applicant;</li> <li>ii. through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>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.</li> </ul> </li> </ul>	<p>Community Consultation Strategy dated July 2020 DPE Approval dated 14/10/20</p> <p>Examples of letter box drops issued to the community for night work</p>	<p>Updated Strategy Approved by DPE</p> <p>Examples of implementation of the Comms Strategy includes letter box drops issued to the community for night works</p>	Compliant
<b>Ecologically Sustainable Development</b>				
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"> <li>(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</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	<p>ESD Design and As Built Scorecard HI email to DPE dated 13 October 2020 DPE Letter of Approval dated 26/10/20</p> <p>Stenson Varming report 2/12/22</p>	<p>Alternative letter of approval for alternative certification process issued by DPE</p> <p>LCI have been appointed as ESD Consultant. LCI track sustainability performance throughout the project. Ongoing review process and will prepare a report at the end of the project. HI have appointed Steenson Varming as a technical reviewer to review compliance tracking with the approval.</p> <p>ADCO is operating under the same sustainability framework for the carpark as Lend Lease are for the main works. ADCO have established a register of ESD requirements and are tracking progress</p>	Compliant
<b>Outdoor Lighting</b>				
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>Email from Hazel Bros dated 30 May 2023</p> <p>Site inspection 19 June 2023</p> <p>Audit Interview</p> <p>BCA Crown Certificate #9 (CRO-22101)</p>	<p>Reported as non-compliant by previous audit (December 2022) as complaints were received from residents adjacent to street lighting installed on Cudgen Road, in response to the non-compliance, front shades have been installed on the lights that were creating excessive light spillage.</p> <p>The auditor inspected the lights at night time and observed that the light shading was operating effectively.</p> <p>Carpark lighting has been installed and certified as part of the CC3 process, outdoor lighting at the main hospital, covered walkways and the Health Hub is yet to be installed and will be certified as part of the CC3 process.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Reflectivity</b>				
B11	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report / statement demonstrating consistency with this requirement will be submitted to the satisfaction of the certifier prior to commencement of construction of the above ground works for the new hospital building, multi-deck carpark or the Health Hub.	<p>Statement of Design Intent (Inhabit Australia 22/10/20) External Reflected Glare Report 20/11/21 (INHABIT)</p> <p>Crown Certificates 3 and 6</p> <p>CC# design certificate mode 31/10/22</p> <p>CP – Crown Certificate #3</p> <p>HH- Crown Certificate #2</p>	<p>Statement of design intent commits to a reflected glare assessment. Façade Construction has now been completed</p> <p>Reflectivity Report has now been prepared. The report demonstrates compliance with the Projects EIS which stipulates that minimal impact to passing motorists or local neighbouring land users and sensitive receivers is achieved.</p> <p>Relates to the Crown Certificates # 3 and # 6. Design certificate confirms compliance</p> <p>Carpark and Health Hub facades are substantially complete with reflectivity addressed in Crown Certificates 3 and 2 respectively.</p>	Compliant
<b>Environmental Management Plan Requirements</b>				
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"> <li>a) detailed baseline data;</li> <li>b) details of: <ul style="list-style-type: none"> <li>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>ii. any relevant limits or performance measures and criteria; and</li> <li>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;</li> </ul> </li> <li>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>i. impacts and environmental performance of the development;</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>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;</li> <li>f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>g) a protocol for managing and reporting any:</li> </ul>	<p>Environmental Management Plans</p> <p>Project Website</p> <p>Audit Interview</p>	<p>Separate Management Plans for the Main Hospital Work, Carpark, Health Hub and Road upgrade work have been prepared in accordance with the EIS and all other relevant requirements.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>ii. complaint;</li> <li>iii. failure to comply with statutory requirements; and</li> <li>h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</li> </ul> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>			
<b>Construction Environmental Management Plan</b>				
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"> <li>(a) Details of: <ul style="list-style-type: none"> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. stormwater control and discharge;</li> <li>v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>vi. groundwater management plan including measures to prevent groundwater contamination;</li> <li>vii. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>viii. community consultation and complaints handling;</li> </ul> </li> <li>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</li> <li>(c) Construction Noise and Vibration Management Sub-Plan (see condition B16);</li> <li>(d) Construction Waste Management Sub-Plan (see condition B17);</li> <li>(e) Construction Soil and Water Management Sub-Plan (see condition B18);</li> <li>(f) Flood Emergency Response Sub-Plan (see condition B19);</li> <li>(g) Construction Air Quality Management Sub-Plan (condition B20);</li> <li>(h) be consistent with the CEMP of Stage1 of SSD-9575;</li> <li>(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;</li> <li>(j) an unexpected finds protocol for contamination and associated communications procedure;</li> <li>(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;</li> <li>(l) an unexpected finds protocol for contamination and associated communications procedure;</li> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(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.</li> </ul>	<p>Acconex - Certifier Approval of Construction Environmental Management Plan (12/8/20) DPE review of main works CEMP (dated 15/10/20)</p> <p>DPE Letter of approval of CEMP Management Plans and subplans dated 3/3/2022</p> <p>Carpark CEMP and specialist management plans Health Hub CEMP and specialist subplans</p> <p>CEMP for Tweed Coast Road/Cudgen Road Intersection</p>	<p>Main works CEMP approved by Certifier and Issued to DPE in accordance with this requirement</p> <p>Main works CEMP updated to address changing activities and risks with most recent update in December 2022.</p> <p>Carpark Contractor CEMP has been prepared and is being implemented on the project. The CEMP and relevant management plans that have been approved by DPE are provided on the project website.</p> <p>Health Hub CEMP has been prepared and is placed on the project website.</p> <p>Cudgen Road/Tweed Valley Way upgrade has prepared a CEMP which has been reviewed by DPE and approved by Council</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) DPE review of CEMP (dated 15/10/20)</p>	<p>Construction of the Main works 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
			Construction of the Carpark commenced in March 2022 following DPE approval of the CEMP.	
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"> <li>(a) details that are consistent with the CTPMSP approved for the Stage 1 works pursuant to development consent SSD-9575;</li> <li>(b) be prepared by a suitably qualified and experienced person(s);</li> <li>(c) be prepared in consultation with Council and TfNSW;</li> <li>(d) demonstrate that all construction vehicles can enter and leave the Site in a forward direction;</li> <li>(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 AUSTRoads;</li> <li>(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;</li> <li>(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;</li> <li>(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);</li> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(l) include a Traffic Control Plan (TCP) to manage road closures and the works within the Cudgen Road and Tweed Coast Road reserve.</li> </ul>	<p>Construction Traffic and Pedestrian Management Plan (Bitzios 2/10/2020) – Main works</p> <p>Construction traffic and pedestrian management subplan (Version 002 dated 3/12/21) - Carpark Project Website</p> <p>Traffic Control Plan for Cudgen Road/Tweed Valley Way Intersection Works</p> <p>Road Occupancy Licence for Cudgen Road and Tweed Valley Way Intersection Works</p> <p>Traffic Management Plan for Cudgen Road and Tweed Valley Way Intersection Works</p>	<p>CTTMP is comprehensive and addresses requirements of the condition. No changes to the CTTMP since the previous audit for main works</p> <p>An additional CTTMSP has been prepared for the construction of the carpark and this has been approved by DPE</p> <p>A Traffic Management Plan has been prepared for Cudgen Road/Tweed Valley Way intersection works. In addition to the TMP a Traffic Control Plan and Road Occupancy Licence have been prepared and implemented on site</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"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(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;</li> <li>(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;</li> </ul>	<p>Main Works - Construction Noise and Vibration Management Sub-Plan dated 7/9/2020 rev 4</p> <p>Carpark – Construction Noise, Dust and Vibration Management Plan dated 29/11/21</p> <p>CEMP for Tweed Coast Road/Cudgen Road Intersection</p>	<p>Main Works - CNVMP is comprehensive and addresses requirements of the condition. CNVMP has been updated (refer to B13 above)</p> <p>An additional CNVMP has been prepared for the Carpark construction and is provided on the project website.</p> <p>Noise and Vibration measures are included in the CEMP for the Tweed Coast/Cudgen Road works</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>(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;</li> <li>(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 ( );</li> <li>(f) identify the construction activities (including works within the Tweed Coast Road / Cudgen Road intersection upgrade site) with the associated predicted construction noise levels, that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(15min), at the identified the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School;</li> <li>(g) describe the management and mitigation measures to be implemented when the predicted construction noise levels for the above construction activities (exceed 75dB(A) LAeq(15min) at the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School, including (but not limited to):               <ul style="list-style-type: none"> <li>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;</li> <li>ii. intra-day respite periods (such as one hour of respite every three hours or exclusion of such works on the Saturdays);</li> <li>iii. scheduling of the noisy activities outside the sensitive times of the day and specific periods of the year;</li> <li>iv. equipment-specific temporary screening for noisy equipment or use of noise control measures in AS-2436; and</li> <li>v. use of noise shields where feasible;</li> </ul> </li> <li>(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;</li> <li>(i) provide details of the surveys of each of the key vibration generating activity / equipment and the predicted vibration levels of the equipment;</li> <li>(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;</li> <li>(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;</li> <li>(l) describe the community consultation undertaken to develop the strategies in condition B16(g); and</li> <li>(m) include details of a complaints management system that would be implemented for the duration of the construction.</li> </ul>			
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"> <li>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</li> <li>(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</li> </ul>	<p>Main Works - Construction Waste Management Subplan (31/8/20) Rev 5</p> <p>Carpark – Construction Waste Management Plan dated 26/11/21</p>	<p>CCWMP is comprehensive and addresses requirements of the condition</p> <p>Waste Management measures are included in the CEMP for the Tweed Coast/Cudgen Road works</p>	Compliant



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	accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	CEMP for Tweed Coast Road/Cudgen Road Intersection		
B18	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert;</li> <li>(b) be consistent with the CSWMP prepared for the Stage 1 works of SSD-9575;</li> <li>(c) describe all erosion and sediment control measures to be implemented during construction, generally in accordance with: <ul style="list-style-type: none"> <li>i. RBG-CV-DWG-RIE-81-300 Rev 2 - Erosion and Sediment Control Plan dated 12/09/2019;</li> <li>ii. the publication Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom ('Blue Book');</li> <li>iii. the measures proposed in Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019; and</li> <li>iv. the recommendations in Section 3.2.4 of the Stage 2 SSD Biodiversity Assessment Report prepared by Greencap dated September 2019 (BDAR).</li> </ul> </li> <li>(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);</li> <li>(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);</li> <li>(f) detail all off-site flows from the Site; and</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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);</li> <li>(k) monitoring methods for aquatic weeds (particularly salvinia <i>Salvinia molesta</i>) in sediment basins in accordance with the recommendations of Stage 2 BMP;</li> <li>(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</li> <li>(m) details of a water quality monitoring program including periodic review programs;</li> </ul>	<p>Main Works - Construction Soil and Water Management Subplan (31/8/20) Rev 5</p> <p>Car Park - Soil and Water Management Subplan 18 February 2022.</p> <p>CEMP for Tweed Coast Road/Cudgen Road Intersection</p>	<p>CSWMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPE approval Soil and Water management measures are included in the CEMP for the Tweed Coast/Cudgen Road works.</p> <p>An Erosion and Sediment Control Plan has been prepared for the Roadworks by a Certified Professional in Erosion and Sediment Control (CPESC)</p>	Compliant
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"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) address the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>(c) include details of: <ul style="list-style-type: none"> <li>i. the flood emergency responses for the construction phase of the development;</li> <li>ii. flood warning time and flood notification;</li> <li>iii. assembly points and evacuation routes;</li> <li>iv. evacuation and refuge protocols; and</li> </ul> </li> </ul>	<p>Main Works - Flood Emergency Response Plan dated 14/8/20</p> <p>Carpark – Flood Emergency Response Management Plan dated 7/12/2022</p> <p>HH Flood Emergency Response Plan</p>	<p>FERP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPE approval</p> <p>Council approval for the road upgrades does not require a FERP</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B20	<p>v. awareness training for employees and contractors, and students.</p> <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"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) be consistent with the air quality and dust control measures adopted in the Stage 1 CAQDMSP for SSD-9575;</li> <li>(c) describe the measures that would be implemented on Site to ensure: <ul style="list-style-type: none"> <li>i. the control of air quality and odour impacts of the Development, in particular, during rock crushing and piling activities;</li> <li>ii. that these controls remain effective over time;</li> <li>iii. that all reasonable and feasible air quality management practice and measures are employed, with specific reference to the rock crushing and piling activities;</li> <li>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</li> <li>v. compliance with the relevant conditions of this consent.</li> </ul> </li> <li>(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;</li> <li>(e) includes an air quality monitoring program that: <ul style="list-style-type: none"> <li>i. is capable of evaluating the performance of the construction works;</li> <li>ii. includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints;</li> <li>iii. adequately supports the air quality performance objectives; and</li> <li>iv. evaluates and reports on the effectiveness of air quality management for the construction works.</li> </ul> </li> <li>(f) details on monitoring weather conditions and communicating changing conditions to the workforce.</li> </ul>	<p>Main Works Construction Air Quality and Dust Management Plan (14/8/20)</p> <p>Carpark – Construction Noise, Dust and Vibration Management Subplan dated 29/11/21</p> <p>CEMP for Tweed Coast Road/Cudgen Road Intersection</p>	<p>CAQMP is comprehensive and addresses requirements of the condition</p> <p>No requirement for DPE approval</p> <p>Air quality management measures are included in the CEMP for the Tweed Coast/Cudgen Road works.</p>	Compliant
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"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes.</li> </ul>	<p>Site observations and document review</p> <p>Driver code of conduct for main works</p> <p>Contract documents (examples)</p> <p>Driver Code of Conduct for Carpark and Health Hub</p> <p>Driver Code of Conduct for Road Intersection Works</p>	<p>The Driver Code of Conduct was issued to Subcontractors.</p> <p>The main works activities have accelerated and there are now more subcontractors and suppliers involved. Accordingly, the Driver code of conduct has been re-issued to all existing and new contractors and suppliers to re-inforce the access and egress rules ongoing</p> <p>An additional driver code of conduct has been prepared for the Carpark construction and was recently updated to accommodate changes in site access requirements.</p> <p>Site induction includes the requirements of the site induction, weekly toolbox talk.</p> <p>Driver code of conduct prepared for the health hub</p> <p>Driver Code of Conduct prepared for the road works</p>	Compliant
<b>Construction Parking</b>				
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</p>	Site Observations	Sufficient carparking provided on site. A temporary overflow carpark has been provided at the North East	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																																
	nearby public carparks are not utilised for any vehicle parking associated with construction of the project.		corner of the site. There were no observed instances of carparking in nearby residential streets.																																	
<b>Road and Intersection Works</b>																																				
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"> <li>(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;</li> <li>(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:</li> </ul> <table border="1" data-bbox="320 548 1368 1079"> <thead> <tr> <th colspan="4" data-bbox="320 548 1368 583">Civil Plans prepared by <i>Robert Bird Group</i></th> </tr> <tr> <th data-bbox="320 590 528 653">Dwg No.</th> <th data-bbox="537 590 617 653">Rev</th> <th data-bbox="626 590 1219 653">Name of Plan</th> <th data-bbox="1228 590 1368 653">Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 659 528 722">RBG-CV-DWG-RIE-87-300</td> <td data-bbox="537 659 617 722">2</td> <td data-bbox="626 659 1219 722">Main Entrance – General Arrangement – (1 of 3)</td> <td data-bbox="1228 659 1368 722">11/11/2019</td> </tr> <tr> <td data-bbox="320 728 528 791">RBG-CV-DWG-RIE-87-301</td> <td data-bbox="537 728 617 791">3</td> <td data-bbox="626 728 1219 791">Main Entrance – General Arrangement – (2 of 3)</td> <td data-bbox="1228 728 1368 791">03/02/2020</td> </tr> <tr> <td data-bbox="320 798 528 861">RBG-CV-DWG-RIE-87-302</td> <td data-bbox="537 798 617 861">2</td> <td data-bbox="626 798 1219 861">Main Entrance – General Arrangement – (3 of 3)</td> <td data-bbox="1228 798 1368 861">11/11/2019</td> </tr> <tr> <td data-bbox="320 867 528 930">RBG-CV-DWG-RIE-88-300</td> <td data-bbox="537 867 617 930">2</td> <td data-bbox="626 867 1219 930">Tweed Coast Road and Cudgen Road - GA - 1 of 3</td> <td data-bbox="1228 867 1368 930">11/11/2019</td> </tr> <tr> <td data-bbox="320 936 528 999">RBG-CV-DWG-RIE-88-301</td> <td data-bbox="537 936 617 999">2</td> <td data-bbox="626 936 1219 999">Tweed Coast Road and Cudgen Road - GA - 2 of 3</td> <td data-bbox="1228 936 1368 999">11/11/2019</td> </tr> <tr> <td data-bbox="320 1005 528 1068">RBG-CV-DWG-RIE-88-302</td> <td data-bbox="537 1005 617 1068">2</td> <td data-bbox="626 1005 1219 1068">Tweed Coast Road and Cudgen Road - GA - 3 of 3</td> <td data-bbox="1228 1005 1368 1068">11/11/2019</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(e) provide any additional details for vehicular access points to the Site from Cudgen Road or Cudgen Road / Turnock Street roundabout;</li> <li>(f) include details of additional works as necessary to ensure: <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>iii. provision of all-weather shelters and seating at the two bus bays in accordance with Council and TfNSW requirements;</li> <li>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;</li> <li>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</li> <li>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;</li> </ul> </li> <li>(g) include copies of all compliance certificates relied upon, details of roadwork furnishings and Traffic Control Plans; and</li> </ul>	Civil Plans prepared by <i>Robert Bird Group</i>				Dwg No.	Rev	Name of Plan	Date	RBG-CV-DWG-RIE-87-300	2	Main Entrance – General Arrangement – (1 of 3)	11/11/2019	RBG-CV-DWG-RIE-87-301	3	Main Entrance – General Arrangement – (2 of 3)	03/02/2020	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	<p>Site Observations</p> <p>Prestart meeting minutes between LLC and Tweed Shire Council dated 16/11/2021</p> <p>Stamped Drawings issued to Council 14/3/2022.</p>	<p>Cudgen Road widening works are progressing, with the Northern Side of the road including footpaths, Kerbs, spray seal. Works on the southern side including drainage is progressing.</p> <p>Detailed plans have been issued to Council and have been stamped as approved by Council (Construction Certificate DWY 21/0142)</p>	Compliant
Civil Plans prepared by <i>Robert Bird Group</i>																																				
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	(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.			
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.	Tweed Valley Hospital S138 Civil Works Main Entrance Package Approved for Construction  Audit Interview  HH crossover stamped plans. Approval number DWY 22/0122 (still active)	Tweed Valley Council have approved the S138 submission (Approval Number DWY 21/0142)  S138 for crossover provided by Tweed Shire council for temporary crossover (for HH activities)	Compliant
B25	Traffic signal traffic facilities must be designed to meet the requirements of TfNSW (RMS). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of associated roadworks.  <i>Note: Applications to TfNSW for traffic signals are to be demonstrate appropriate consultation with Ambulance NSW, as required.</i>	Traffic Signal Drawing – Signal Group Phase Chart dated 21/7/21  Transport for NSW design drawing, reg No: DS2021/007 17 Prepared by Bitzios Consulting 24/4/21  Audit Interview  Site inspection	Transport for NSW have appointed Bitzios to prepare design drawings for the hospital access at Cudgen Road/Tweed Valley Hospital. At the time of the audit, the installation of the traffic signals had not been installed.  Traffic signals at Cudgen Road have been approved and have now been installed.	Not triggered
<b>Public Domain Works</b>				
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.	Tweed Valley Hospital S138 Civil Works Main Entrance Package Approved for Construction  Audit Interview	Construction of footpaths has now been completed on the Northern Side, Southern Side yet to commence.  S138 Certificate has been issued by Council and issued to the Certifier as part of the CC process	Compliant
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
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 SSSA 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.	Mechanical Design Certificate dated 9/2/22 HVAC Australia  Audit Interview	Cooling towers have been installed the mechanical design certificate notes that the design is in accordance with JHA's Acoustic Report Revision D dated 1/12/2020  CP: Mechanical Exhaust only for carpark (no point source of noise for the CP)  HH: rooftop condensers, VRV's condensers also based on ground. CC3, and also picked up in the CC2 application as well. Acoustic design	Compliant
<b>Landscaping</b>				
B28	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:  (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	Site Observations Carpark – Minor landscaping works are yet to commence.	Landscaping plans have now been completed as prepared by Landscape Architects (Turf), in their letter dated 27/6/23, Turf confirmed that the Landscaping Plans satisfy the requirements of this condition.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>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:</p> <ul style="list-style-type: none"> <li>i. within the vegetative buffers.</li> <li>ii. along most of the remainder of the western boundary, subject to Asset Protection Zone (APZ) requirements;</li> <li>iii. to the north of the building on the upper slopes, subject to APZ requirements; and</li> <li>iv. to the east and south-east of the building such as throughout the car parking areas;</li> </ul> <p>(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;</p> <p>(c) include additional photomontages to indicatively demonstrate that the proposed canopy tree planting on the edges of the new hospital building and within the vegetative buffer would suitably assist to soften, filter and / or screen the development from the public domain (where feasible while complying with requirements of B28(f));</p> <p><b>Note:</b> <i>It is acknowledged that photomontages are indicative and cannot account for natural variation in tree growth/shape over time.</i></p> <p>(d) include species indigenous to the local area, complying with the recommendations of the Stage 2 BMP, and provide similar outcomes for koala food tree provision as compared to the approved landscaped plans;</p> <p>(e) provide advanced plantings of all canopy trees with a pot container of 100 litres or greater;</p> <p>(f) comply with the principles of the current version of Planning for Bush Fire Protection; and</p> <p>(g) outline measures to maintain vegetation and replace vegetation as necessary.</p>	Letter from Turf, Landscape Architects dated 27/6/23		
<b>Operational Car Parking and Service Vehicle Layout</b>				
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"> <li>(a) all vehicles are capable of entering and leaving the Site in a forward direction;</li> <li>(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;</li> <li>(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);</li> <li>(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</li> <li>(e) accessible parking spaces are provided in accordance with Part D3 of the Building Code of Australia and located near necessary medical services.</li> </ul>	<p>Main Works - Architectural Design Certificate – Bates Smart 12 October 2020</p> <p>Carpark – Certificate of Design CC2 – Mode 20/4/22 Certificate of Design 31/10/22</p>	<p>Architectural Design Statements provided for both Main works and Carpark and has confirmed compliance with these requirements as they relate to this stage in the project.</p>	Compliant
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"> <li>(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</li> <li>(b) 23 drop-off / pick-up bays are provided on the Site.</li> </ul>	<p>Carpark Architectural Site Plan 14/4/2022 ADCO email 26/7/2022 Certificate of Design 31/10/22</p>	<p>Current plans are for a total of 1208 bays across the precinct, The auditor notes there have been no changes in the proposed carparking spaces since the previous audit.</p> <p>Requirement to be fulfilled prior to operation</p>	Not triggered
<b>Biodiversity Management Plan (BMP)</b>				
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"> <li>(a) deletion of the recommendation to introduce Duckweed and Azolla to suppress the growth of Salvinia;</li> <li>(b) define the areas of 'environmental conservation';</li> <li>(c) describe how pet animals would be restricted with an on-leash control;</li> </ul>	<p>Biodiversity Management Plan dated June 2020 DPE letter of approval dated 30/10/2020 in relation to the Biodiversity Management Plan</p>	<p>DPE have approved the Biodiversity Management Plan</p> <p>Boyd's Bay have been engaged to implement and maintain commitments in the Biodiversity Management Plan. Greencap have been appointed</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.		as the 3 <sup>rd</sup> Party auditor of the biodiversity management plan	
<b>Heritage Interpretation Plan</b>				
B32	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: <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced expert in consultation with the local South Sea Islander Community;</li> <li>(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;</li> <li>(c) outline all interpretation measures to be implemented that acknowledges the Site's heritage; and</li> <li>(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.</li> </ul>	DPE Post Approval form - DPE letter dated 18/4/23 - Heritage Interpretation Plan, Tweed Valley Hospital Drystone Walls, Version 5, 11/1/22	The heritage interpretation plan was submitted to DPE on the 6/3/23 and subsequently approved on 18/4/23.  The DPE approval noted the following: <ul style="list-style-type: none"> <li>- consultation with the South Sea Islander Community is ongoing</li> <li>- Submission of an addendum to the final HIP and landscape plans to the Department</li> <li>- Implementing the recommendations from the HIP.</li> </ul>	Compliant
<b>Pedestrian Amenity</b>				
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.	Audit Interview Construction certificate 3 (carpark)  Crown Certificate # 9	Construction of Landscape works is yet to commence the covered walkway will form part of the Carpark construction package. Plans have been finalised and issued for construction. A modification for Landscaping work is currently in process with the Department  The plans form part of Crown Certificate #9	Not triggered
<b>Proposed Helipad Design</b>				
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.	- Avipro Report 22/4/21 - Avipro Installation Certificate	Helipad has now been completed.  AviPro have been appointed as the Aviation consultant and have prepared a specialist report.  Avipro design certificate states compliance with 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.  Avipro have also issued a contractor construction compliance statement that confirms compliance with this condition	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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"> <li>(a) system type and specifications including pump-well volume, pump specifications and rising main size, length and location (sized for industrial / commercial developments);</li> <li>(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;</li> <li>(c) details to demonstrate that the pumps are: <ul style="list-style-type: none"> <li>i. limited to a maximum discharge of 35 litres/second to Council's sewerage system;</li> <li>ii. designed to pump a minimum of less than every eight hours to reduce the septicity in the pump well and rising mains;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul> </li> </ul> <p>Appropriate application fees must be paid to Council and an approval obtained prior to the commencement of the above works.</p>	<p>Tweed Shire Council – Letter dated 19 March 2021 S68 Application Sewer System Works and Certificate of Practical Completion</p>	<p>Approval has been obtained from Tweed Shire Council for the construction and operation of the Sewage Pumping Station. The pumping station has now been completed. Certificate of Practical Completion has been issued.</p>	Compliant
<b>Water and Wastewater Infrastructure</b>				
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"> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(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).</li> </ul>	<ul style="list-style-type: none"> <li>- OSKA Stamped and approved design drawings for sewer rising main connection</li> <li>- Audit interview</li> </ul>	<p>Sewer rising mains design plans have been stamped and approved by Tweed Shire Council Sewer infrastructure including pumping station has now been completed.</p> <p>The carpark is not connecting to Council Assets, the Health Hub is connecting to the main hospital sewer and stormwater</p>	Compliant
B37	<p>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.</p>	<p>Application for Water Meter Connection/Disconnection/Relocation dated 18/8/21 Notice of Work for Plumbing and Drainage Work (19/9/22) – NSW Fair Trading</p> <p>Water Connection Fee Invoice date 21/6/21</p> <p>Application to carry out water supplies 30/9/22 issued to Council.</p> <p>Council Sewer Connection Approval 2019</p>	<p>Council have approved sewage works for the site.</p> <p>Water connection completed by Council</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Trade Waste Application has been approved.  Certificate of Practical Completion 24/5/22		
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.	TVH Letter dated 6/12/2021	Water services connections have been completed	Compliant
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
<b>Liquid Trade Waste</b>				
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.  S68 Application Sewer System Works and Certificate of Practical Completion	Construction of the sewage system has now been completed  Approval in principle provided by Tweed Valley Council	Compliant
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 Tweed Shire Council email dated 18/3/22	Approval in principle provided by Tweed Shire Council for Trade waste connection (Carpark)	Compliant
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 Approved Council Hydraulic Drawings (STH) /Planet Plumbing	Council have provided stamped approval for the sewer drainage systems	Compliant
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 Wheel Wash Design Plans dated 30/7/20	Two vehicle washdown facilities have been installed at the site exit points for the main works and the car park sites. Full time gateman employed to ensure all vehicles leave the site via the washdown facility at the main works sites. No mud tracking observed on local roads	Compliant



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Food Premises Requirements</b>				
B44	<p>Prior to the commencement of construction of those areas of the building that would be used for food preparation and sales, plans (drawn to a scale of 1:50) detailing the following, must be submitted to Council for approval, accompanied by a completed Application for Approval of Food Premise Fitout and the adopted fee in Council's Fees and Charges. The plans must include:</p> <ul style="list-style-type: none"> <li>(a) layout of kitchens and all equipment;</li> <li>(b) all internal finish details including floors, wall, ceiling and lighting;</li> <li>(c) hydraulic design in particular method of disposal of trade waste; and</li> <li>(d) mechanical exhaust ventilation as per the requirements of AS1668 Pts 1 &amp; 2. B45.</li> </ul>	<p>Email from LLC to Tweed Valley Council dated 23/6/21</p> <p>Email from LLC to Tweed Valley Council dated 12/7/21</p> <p>Letter from Tweed Valley Council to LLC dated 4/8/21</p>	<p>There will be two cafes installed at the hospital site, located in the main hospital building and in the café.</p> <p>For the main hospital works, the detailed plans were submitted to Tweed Valley Council in mid-2021 with approval from Tweed Valley Council obtained on the 4/8/21. In their approval, Council noted that the drawings generally comply with the requirements of the Food Act, 2003.</p>	Compliant
B45	<p>The submitted plans in relation food preparation areas must demonstrate that:</p> <ul style="list-style-type: none"> <li>(a) all walls in the food preparation and storage areas are to be of solid construction;</li> <li>(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;</li> <li>(c) masonry walls, where not tiled, is cement rendered to provide a smooth faced impervious finish up to the underside of the ceiling;</li> <li>(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;</li> <li>(e) all penetrations of the wall surface in food preparation areas are effectively sealed;</li> <li>(f) all flooring materials in the food preparation and storage areas are impervious, non-slip, non-abrasive and capable of withstanding heavy-duty operation;</li> <li>(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;</li> <li>(h) separate hand washing facilities are provided with warm water in a suitable location;</li> <li>(i) a floor waste connected to the drainage system is provided within 1.5m of the opening of each cool room.</li> </ul>	As above	As above	Compliant
<b>PART C DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(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;</li> <li>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>(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</li> <li>(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.</li> </ul>	Audit Observations	Site notices were in place for both the Main Works and the Carpark	Compliant
<b>Construction Staging</b>				
C2	<p>The construction works are to be undertaken in accordance with the five stages outlined in the EIS submitted with the application or in accordance with a Staging Report that has been prepared and submitted to the satisfaction of the Planning Secretary.</p>	Tweed Valley Hospital Staging Report (SSD -10353) dated 31/8/2020 Rev 1	Staging report has been prepared and approved by the secretary	Compliant
<b>Operation of Plant and Equipment</b>				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	<p><b>Main works</b></p> <p>Asset Register, March 2023, Fire Systems Australia Pty Ltd</p> <p>Maintenance, Service Log Book, Fire Systems Australia dated 13/4/22</p> <p><b>Carpark</b></p> <p>Hammertech Record (Micks Mobile Service injection repairs) dated 25/5/23</p> <p>Coastal Diesel Solutions vehicle servicing records 14/2/23</p> <p>Skyreach – Mobile hoise servicing records dated 14/4/23</p>	<p>Pre-start checklist for plant and equipment</p> <p>Plant on-boarding checklist</p> <ul style="list-style-type: none"> <li>• service records</li> <li>• qualified mechanic</li> <li>• plant checklist</li> </ul> <p>Pink sticker indicated checks have been performed on the vehicle.</p> <p>Plant register is kept and maintained.</p> <p>Service history of items of plant and equipment were provided for review.</p> <p>Plant inspection checklist is comprehensive and provides a detailed service history of items of plant and equipment.</p> <p>Verification of Competence (VOC) records kept on site.</p> <p>Equipment and service information is captured on Hammertech for the carpark and the Health Hub</p> <p>Daily prestart on plant inspection for the Roadworks</p>	Compliant
<b>Construction Hours</b>				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Hours of work are included within:</p> <p>On site notice board</p> <p>CEMP</p> <p>NVMP</p> <p>Site induction</p> <p>All deliveries undertaken within specified hours.</p> <p>OOH application for nightworks issued to tweed valley council</p> <p>Traffic Control Plan, Tweed Valley Hospital</p> <p>Letter from DPE dated 22/5/22</p> <p>Letter from LLC to Cudgen Road Residents dated 26/6/23 regarding Cudgen Road Nightworks</p> <p>Accommodation Confirmation – Mantra on Salt Beach dated 8/6/23</p> <p>Accommodation Confirmation – Mantra on Salt Beach dated 8/6/23</p>	<p>Works have generally been undertaken within approved hours, with the exception of night works on Cudgen Road that were required to be undertaken outside standard working hours due to traffic and safety concerns.</p> <p>DPE approved the OOH work on the 22/5/22, appropriate community notifications were issued with alternative accommodation provided for impacted residents. This is noted as industry best practice.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <ul style="list-style-type: none"> <li>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>(c) where the works are inaudible at the nearest sensitive receivers;</li> <li>(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</li> <li>(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.</li> </ul>	<p>Out of Hours Protocol in place (HI) in the event out of hours works (OOHW) are required.</p> <p>HI email to DPE advising them of intention to erect crane in accordance with C 5 (c)</p>	As above (C4)	Compliant
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Out of Hours Protocol in place (HI) in the event out of hours works (OOHW) are required.	As above (C4)	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 high generating noisy activities such as rockbreaking observed on site.	<p>As above (C4)</p> <p>No highly intrusive noise activities (e.g., rock-breaking observed during the audit)</p>	Compliant
<b>Implementation of Management Plans</b>				
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"> <li>(a) the approved CEMP (including Sub-Plans); and</li> <li>(b) the Stage 2 BMP (including Sub-Plans if any).</li> </ul>	<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> <p>Vegetation inspection checklist/ITP</p>	<p>The development is being carried out in accordance with the approved CEMP, BMP and associated sub-plans.</p> <p>Plans for Stage 2 have been prepared</p> <p>Boyd's Bay (landscaping) have been appointed as the landscaping contractor. Maintenance records were provided of landscaping inspections and weeding activities. Tree protection measures were observed on site. No impacts to vegetation were observed. Weeding was observed to be undertaken during the audit with additional weeding planned and undertaken following the site inspection</p>	Compliant
<b>Construction Traffic</b>				
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
<b>Hoarding Requirements</b>				
C10	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> <li>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;</li> </ul>	<p>No graffiti or third-party advertising observed – included on daily checklist.</p> <p>No hoarding over council footways or road reserve</p> <p>Security patrols are in place</p>	Site observations confirm compliance with requirements	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(e) an application is to be made to Council including associated fees for approval prior to any structure being erected within Councils road reserve.</li> </ul>			
<b>No Obstruction of Public Way</b>				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site observations	No obstructions observed during the audit.	Compliant
<b>Construction Noise Limits</b>				
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 <b>Appendix 3</b> 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 (to November 22) Complaints Register November 2022	No noise exceedances recorded by monitoring undertaken during the audit period.  No noise or vibration 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	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 for both carpark and main works on project website	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: 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 (no Rock breaking etc)	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.	Audit Interview Site Observations	No construction vehicle movements outside of standard hours have occurred to date.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			Delivery times are written into the scope of work of each contractor's contract. Reiterated and included within the induction. Driver code of conduct Gateman appointed to control the site entry and exit	
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	Site is designed with adequate areas for vehicle turning to avoid reversing and associated noise. Non tonal reversing alarms observed to be in operation at the site	Compliant
<b>Vibration Criteria</b>				
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Reference included in the NVMP. Vibration data example sighted. Noise and Vibration Sub Plan  Vibration Monitoring Assessment November 2020	The vibration levels recorded during the audit period are complaint	Compliant
C19	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18.	Site observations	Vibratory compactors have been used for external roadworks. Compactors are not being used within 30m of any property. Vibratory compactors not used for carpark or health hub works.	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 2022	The vibration levels recorded during the audit period are complaint	Compliant
<b>Tree Protection</b>				
C21	For the duration of the construction works: (a) all trees on the Site that are not approved for removal must be suitably protected as per recommendations of the Stage 2 BMP (as updated by conditions of this consent) and AS4970 – 2009 Protection of trees on development sites; (b) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (c) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (d) all works within the specified tree protection zones or structural root zones of trees to be 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	Tree protection plan sighted (18 October 2019). No removal of street trees. Arborist not engaged directly by Lend Lease – through packages instead. No works within tree protection zones have been required. Mobile observation outlining installation of TPZ signs, 17 March 2020, sighted.  Arboriculture Impact Assessment, Boyds Bay Group 22 February 2022.  Carparking works surrounded by fencing – no impact.	Tree Protection Zones observed on site including for the roadworks  Fencing is adequate to demarcate the tree protection zones and maintained.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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.			
<b>Heritage Wall Protection</b>				
C22	<p>For the duration of the construction works:</p> <p>(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.</p>	Site Observations	<p>A storage area for the heritage items is located outside the construction area of the project, within a protected area (fence).</p> <p>The HMP indicates archival process, location decision, surrounding vegetation management and future actions / outcomes for walls.</p> <p>Community consultation is being undertaken as to the future use of the heritage items.</p> <p>Archival recordings were completed prior to commencement on site by Heritage Specialist.</p> <p>Heritage items protected with Fencing for re-instatement at the conclusion of the project</p>	Compliant
<b>Air Quality</b>				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site Observations	<p>Fulltime site gateman employed to oversee trucks entering and departing the mainworks site with loads covered</p> <p>Public roads observed to be clean and tidy with no mud tracking evident</p> <p>All air monitoring results were compliant</p> <p>Groundcover and hardstand areas prevent the generation of dust from the site and minimise the exposed surfaces</p> <p>Water cart available at the intersection works to minimise dust emissions</p>	Compliant
C24	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean;</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and</p> <p>(f) minimise air quality impacts of the project during adverse meteorological conditions.</p>	Site Observations	<p>Fulltime site gateman employed to oversee trucks entering and departing the site and loads are covered</p> <p>Public roads observed to be clean and tidy with no mud tracking evident</p> <p>All air monitoring results were compliant</p> <p>Groundcover and hardstand areas prevent the generation of dust from the site and minimise the exposed surfaces. Water cart used during bulk earthworks for construction works</p>	Compliant
<b>Air Quality Discharges</b>				
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.	<p>Air quality is monitored visually.</p> <p>Environmental Dust Assessment Reports</p>	<p>No dust complaints raised during audit period and no exceedances noted in assessment reports.</p> <p>Appropriate equipment installed on plant to minimise erroneous emissions.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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–November 22)	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. Monitoring results are compliant	Compliant
<b>Erosion and Sediment Control</b>				
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
<b>Imported Soil</b>				
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.	Audit Interview Precise Environmental report dated 15/7/22  Environmental Soil Solutions Australia, Final Report dated 02/09/22	During the audit period, only topsoil was imported to the site. A Environmental Soil Solutions undertake testing of topsoil prior to it being placed on the site. An example of the test results was reviewed by the auditor.	Compliant
<b>Disposal of Seepage and Stormwater</b>				
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
<b>Emergency Management</b>				
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 Carpark – Emergency Management Plan. HH Emergency Management Plan HSE Emergency Management Audit Interview	Site induction includes details of assembly points and evacuation routes  HSE Management Plan includes details of emergency management. Trial evacuations undertaken routinely  HH: Emergency Evacuation toolbox record Two emergency evacuation drills have been undertaken within the past six months Automated emergency evacuation system implemented, evacuation exercises undertaken for the Carpark on 11/8/22. Emergency Management Plan in place for the Road Upgrade	Compliant
<b>Stormwater Management System</b>				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																								
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"> <li>(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);</li> <li>(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</li> <li>(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).</li> </ul>	<p>SSD 10353 Modification 2 report Modification of Development consent (24/1/2022) SMEC Technical Memo (2/6/21) SMEC Report – Tweed Valley Hospital Hydrology Assessment (8/4/21)</p>	<p>SMEC have been appointed as the project hydrologist and have updated the Hydrology Assessment Report</p> <p>HI have requested a modification to delete condition C31 ( c) and modification of the wording of C 31. The Hydrology Assessment report was submitted to DPIE with the modification application documentation.</p> <p>The modification was approved by DPE on 24/1/2022</p>	Compliant																								
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"> <li>(a) irrigation of landscaped areas;</li> <li>(b) provision of submerged zone in biofiltration basins;</li> <li>(c) irrigation of biofiltration basin vegetation during dry periods;</li> <li>(d) interception by / topping up of ornamental ponds / fountains;</li> <li>(e) permeable paving in low traffic areas; passive raingardens (lined to prevent infiltration) in carpark areas or along access roads; and</li> <li>(f) other suitable methods distributed throughout the site.</li> </ul> <p><b>Note:</b> <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>	<p>SSD 10353 Modification 2 report Modification of Development consent (24/1/2022) SMEC Technical Memo (2/6/21) SMEC Report – Tweed Valley Hospital Hydrology Assessment (8/4/21)</p>	<p>HI have requested a modification to delete this condition</p> <p>The modification was approved by DPE on 24/1/2022 and this condition has now been deleted</p>	Compliant																								
C33	<p>The proposed stormwater harvesting measures in condition C32 must incorporate measures that would not interfere with and contribute to groundwater recharge within the catchment of the site. The proposed methods of groundwater recharge must be supported by an advice from a suitably qualified Geotechnical Engineer confirming that the proposed measures would not impact on the stability of the slope / land of the Site.</p>	<p>SSD 10353 Modification 2 report Modification of Development consent (24/1/2022) SMEC Technical Memo (2/6/21) SMEC Report – Tweed Valley Hospital Hydrology Assessment (8/4/21)</p>	<p>HI have requested a modification to delete this condition</p> <p>The modification was approved by DPE on 24/1/2022 and this condition has now been deleted</p>	Compliant																								
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"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual designs in the following plans:</li> </ul> <table border="1" data-bbox="296 1554 1246 1915"> <thead> <tr> <th colspan="4">Civil Plans prepared by Robert Bird Group</th> </tr> <tr> <th>Dwg No</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>RBG-CV-DW G-RIE-86-300</td> <td>2</td> <td>Stormwater Drainage Plan</td> <td>12/09/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-310</td> <td>3</td> <td>Bioretention Basins and Details</td> <td>05/12/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-350</td> <td>2</td> <td>Stormwater Catchment Plan – Pre-Development</td> <td>12/09/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-351</td> <td>2</td> <td>Stormwater Catchment Plan – Post-Development</td> <td>12/09/2019</td> </tr> </tbody> </table>	Civil Plans prepared by Robert Bird Group				Dwg No	Rev	Name of Plan	Date	RBG-CV-DW G-RIE-86-300	2	Stormwater Drainage Plan	12/09/2019	RBG-CV-DW G-RIE-86-310	3	Bioretention Basins and Details	05/12/2019	RBG-CV-DW G-RIE-86-350	2	Stormwater Catchment Plan – Pre-Development	12/09/2019	RBG-CV-DW G-RIE-86-351	2	Stormwater Catchment Plan – Post-Development	12/09/2019	<p>SSD 10353 Modification 2 report Modification of Development consent (24/1/2022) SMEC Technical Memo (2/6/21) SMEC Report – Tweed Valley Hospital Hydrology Assessment (8/4/21)</p>	<p>HI have requested a modification to delete condition 34 (d) and 34( h) – further details are provided in the modification report</p> <p>The modification was approved by DPE on 24/1/2022</p>	Compliant
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	<ul style="list-style-type: none"> <li>(c) include details of water quality treatment devices Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019;</li> <li>(d) include details of all additional stormwater harvesting measures in condition C32 resulting due to the analysis in condition C31;</li> <li>(e) be in accordance with applicable Australian Standards;</li> <li>(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;</li> <li>(g) demonstrate that the proposed stormwater management measures would not result in flooding of any downstream properties immediately adjoining the Site; and</li> <li>(h) demonstrate that the proposed stormwater harvesting measures would not interfere with and assist in groundwater recharge within the catchment of the Site.</li> </ul>			
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C35	<p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.</p>	Unexpected Finds Protocol sighted.	<p>No unexpected heritage finds encountered Unexpected finds protocol included in site induction.</p>	Compliant
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C36	<p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the 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.</p>	Unexpected Finds Protocol sighted.	<p>No unexpected heritage finds. Unexpected finds protocol included in site induction.</p>	Compliant
<b>Waste Storage and Processing</b>				
C37	<p>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</p>	General waste skip bins sighted.	<p>Waste is being secured and maintained within designated storage areas. No rubbish or other material observed to have left the site</p>	Compliant
C38	<p>All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>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  Waste Tracking register for carpark</p>	<p>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. Carpark waste records are kept on Hammertech  No asbestos, no hazardous substances or unsuitable materials found</p>	Compliant
C39	<p>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.</p>	Concrete wash-out facility installed in an appropriate location	<p>Main Works - Concrete washout is in place and is signposted. No evidence of concrete waste observed on site. Sign has deteriorated and it is recommended that a new sign is installed to ensure operators are</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>fully aware of correct location for concrete washout. Concrete works are now largely complete.</p> <p>Carpark – portable washouts available on site Signposted Concrete washout pit on site for the Roadworks Bulka Bags used for concrete waste for the Health Hub site.</p>	
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.	<p>Site Observations Suez Monthly reports Hazelbros Waste Tracking Register Hammertech Waste Records (Carpark and Health Hub)</p>	<p>Records of waste kept on site</p> <p>Waste tracking register is in place – hazel bros</p> <p>Waste records are maintained on Hamertech (for carpark)</p>	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	Compliant
<b>Outdoor Lighting</b>				
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.	<p>Site Observations Complaints Register</p>	<p>Reported as non-compliant by previous audit (December 2022) as complaints were received from residents adjacent to street lighting installed on Cudgen Road, in response to the non-compliance, front shades have been installed on the lights that were creating excessive light spillage.</p> <p>The auditor inspected the lights at night time and observed that the light shading was operating effectively.</p> <p>Carpark lighting has been installed and certified as part of the CC3 process, outdoor lighting at the main hospital, covered walkways and the Health Hub is yet to be installed and will be certified as part of the CC3 process.</p>	Compliant
<b>Independent Environmental Audit</b>				
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:	-	An Independent Audit Program has been prepared.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>(a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and</li> <li>(b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</li> </ul>			
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 been carried out in accordance with condition C50.	Compliant
C47	In accordance with the specific requirements in the Independent Audit Requirements, the Applicant/Proponent must: <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under condition C44 of this consent, or condition C45 where notice is given;</li> <li>(b) submit the response to the Planning Secretary; and</li> <li>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</li> </ul>	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
<b>Public Infrastructure</b>				
C50	<p>Works in the vicinity of public infrastructure must comply with the following requirements:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) ensure that: <ul style="list-style-type: none"> <li>i. no retaining walls are constructed over any public infrastructure;</li> <li>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;</li> <li>iii. retaining walls constructed adjacent to a public infrastructure comply with Council's Works in Proximity Specification D15 and associated Standard Drawings; and</li> <li>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.</li> </ul> </li> <li>(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;</li> <li>(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;</li> <li>(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</li> <li>(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.</li> </ul>	Site Observations	Works over public infrastructure not undertaken stage.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>APZ Requirements</b>				
C51	At commencement of construction works and in perpetuity, the proposed asset protection APZ as identified in the approved plans in condition A2 must be managed as outlined within section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The APZ can generally be divided into a 47m inner protection area and 20m outer protection area.	Site Observations Site setback conditions drawing	APZ observed during site inspection and on architectural drawings  Bushfire protection zone maintained on site	Compliant
C52	Council is to be given 24 hours' notice for any of the following inspections: (a) internal drainage, prior to slab preparation; (b) water plumbing rough in, and/or stack work, prior to the erection of brick work or any wall sheeting; (c) external drainage, prior to backfilling; and (d) completion of work, prior to occupation of the building.	Inspection and Test Plans undertaken by Tweed Valley Council	Building hydraulics inspector from Council has undertaken regular inspections and has provided a documented inspection checklist documenting the findings of the inspection	Compliant
<b>Council Plumbing Requirements</b>				
C53	A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.	Permit provided by Tweed Valley Shire Council on 9 December 20201	Permit provided prior to the commencement of plumbing and drainage work	Compliant
C54	The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the Plumbing Code of Australia and AS/NZS 3500.	- OSKA Design Certificate dated 1/6/22	Design Certificate documents compliance with the requirements of this condition	Compliant
C55.	All hot water installations must comply with the relevant standards.	- OSKA Design Certificate dated 1/6/22	Design Certificate documents compliance with the requirements of this condition	Complaint
C56	Back flow prevention devices must be installed wherever cross connection occurs or is likely to occur. The type of device must be determined in accordance with AS 3500.1 and be maintained in working order and inspected for operational function at intervals not exceeding 12 months in accordance with Section 4.7.2 of this Standard.	- OSKA Design Certificate dated 1/6/22	Design Certificate documents compliance with the requirements of this condition	Compliant
C57	Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level.	- OSKA Design Certificate dated 1/6/22	Design Certificate documents compliance with the requirements of this condition	Compliant
<b>Sewer Connection</b>				
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.	Certificate of Inspection of Sewer 30/11/2021	Sewer Connection Works have now been completed.	Compliant
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.	Certificate of Inspection of Sewer 30/11/2021-	Sewer Connection Works have now been completed. Council have inspected the Sewer.	Compliant
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
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
<b>Operational Staging</b>				
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	-PC Deliverable tracking register.,	Condition relates to operation	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
<b>External Walls and Cladding</b>				
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
<b>Post-construction Dilapidation Report</b>				
D5	Prior to commencement of first operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: <ul style="list-style-type: none"> <li>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>(c) to be submitted to Council and the Certifier for information.</li> </ul>	-	Condition relates to operation, planned to be undertaken upon completion – September	Not triggered
<b>Protection of Public Infrastructure</b>				
D6	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul>	-	Condition relates to operation	Not triggered
<b>Protection of Property</b>				
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
<b>Easements</b>				
D8	Prior to the commencement of first operation, an easement under section 88A and / or restriction or public positive covenant under section 88E of the <i>Conveyancing Act 1919</i> (naming the Council as the prescribed authority), must be created along the proposed open stormwater drain on the western boundary of the Site that would allow for drainage of stormwater from public land (such as public road stormwater drainage) and the stormwater from the Site. The easement / restriction / positive covenant must be registered on the title of Lot 11 DP 1246853 and can only be revoked, varied or modified with the consent of the Council.  <b>Note:</b> <i>The drain on the western boundary of the Site benefits the hospital and Health Administration Corporation.</i>	-	Condition relates to operation	Not triggered
<b>Utilities and Services</b>				
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
<b>Roadworks and Access</b>				
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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Works as Executed Plans</b>				
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.	-Audit interview	In Progress	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).	-Audit interview	LLC preparing an Asset register as part of the O&M process	Not triggered
<b>Liquid Waste</b>				
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
<b>Green Travel Plan</b>				
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"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW and Council;</li> <li>(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;</li> <li>(c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(g) strategies for promoting higher mode share targets for alternate transport use, particularly amongst day shift and administrative staff;</li> <li>(h) identification of a responsible party (or Committee) for the ongoing implementation of the Travel Plan and its initiatives;</li> <li>(i) confirmation of extent and nature of end of trip facilities and bike parking and how they will be promoted to staff;</li> <li>(j) identification of a communications strategy for conveying Travel Plan information to staff, patients and visitors, including for the Travel Access Guide;</li> <li>(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);</li> <li>(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;</li> <li>(m) an implementation checklist to achieve the proposed initiatives;</li> <li>(n) alternative actions to undertake where targets are not achieved;</li> <li>(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</li> </ul>	- Audit Interview	Green Travel Plan has been prepared in consultation with Tweed Valley Council.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
<b>Evacuation and Emergency Planning</b>				
D16	Prior to the commencement of first operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency / Evacuation plans an Australian Standard AS 3745 2010' Planning for Emergencies in Facilities'. A copy of the emergency evacuation plan must be provided to the Department and the Local Emergency Management Committee for information.	Bushfire Emergency and Evacuation Plan, Tweed Valley Hospital, Geolink dated 7/6/23	The Bushfire Emergency Management and Evacuation Plan has been prepared	Not triggered
<b>Mechanical Ventilation</b>				
D17	Prior to commencement of first operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings</i> – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	-	Condition relates to operation	Not triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
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 SSSA 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.	-Audit Interview	Condition relates to operation Noise assessment to be undertaken during final commissioning, JHA will produce a noise/mechanical ventilation report	Not triggered
<b>Car Parking Arrangements</b>				
D19	Prior to the commencement of first operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary that demonstrates that: (a) the car parking facilities on the Site are operational and a minimum of 1201 spaces are provided; and (b) if visitors would be required to pay for parking at the Site, any paid parking scheme has been developed in consultation with Council to minimise impacts to adjacent residences and businesses.	--	Condition relates to operation	Not triggered
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D20	Prior to the first operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 52 staff and 20 visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 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
<b>Road Damage</b>				
D21	Prior to the commencement of first operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	-Audit Interview	Fire Safety Certificate will be generated by the Certifier – part of occupation certification requirements – in progress	Not triggered
<b>Fire Safety Certification</b>				
D22	Prior to commencement of first operation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	-	Condition relates to operation	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
<b>Structural Inspection Certificate</b>				
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"> <li>(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</li> <li>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>	-Audit Interview	OC – in progress, ITP's inspections Structural Engineer Robert Bird	Not triggered
<b>Compliance with Food Code</b>				
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>	-Audit interview	in progress	Not triggered
<b>Stormwater Quality Management Plan</b>				
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"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>	-	In progress	Not triggered
<b>BMP, dam rehabilitation and stormwater harvesting</b>				
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"> <li>(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;</li> <li>(b) the farm dam rehabilitation works have been completed in accordance with the Stage 2 BMP;</li> <li>(c) the steppingstone habitats within the Site required to maintain fauna connectivity, have been incorporated within the landscaping on the Site; and</li> <li>(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.</li> </ul>	-Site Inspection	<p>Sediment basins and bioretention basins are in progress.</p> <p>Boyd's Bay are undertaking the physical work,</p>	Not triggered
<b>Warm Water Systems and Cooling Systems</b>				
D27	<p>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.</p>	-	Systems are currently in progress. Certificate to be provided on completion.	Not triggered
<b>Outdoor Lighting</b>				
D28	<p>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:</p> <ul style="list-style-type: none"> <li>(a) complies with the lighting strategy submitted with the application;</li> </ul>	-	In progress	Not triggered



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
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.	-Audit Interview	Will be undertaken in September, day, afternoon and night time test. – A specialist company (AVI pro) has been engaged to undertake this work	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.	- Audit Interview	In progress	Not triggered
<b>Signage</b>				
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.	- Audit Interview	In progress- currently being installed	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.	- Audit Interview	In progress- currently being installed	Not triggered
<b>Operational Waste Management Plan</b>				
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: (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 <b>Appendix 3. Landscaping</b>	- Audit Interview	In progress	Not triggered
<b>Landscaping</b>				
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.	-Site Observations	Landscaping activities have commenced	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: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) be consistent with the details provided in the Stage 2 BMP; and (c) be consistent with the requirements of the most current version of Planning for Bushfire Protection.	-Site Observations	In progress	Not triggered
<b>Water and Sewerage Management and Headwork Charges</b>				
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
<b>Agricultural Offsets</b>				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
D39	<p>Prior to commencement of operation, the Applicant must demonstrate to the satisfaction of the Planning Secretary:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>	-	Condition relates to operation	Not triggered
<b>Helicopter Operations</b>				
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
<b>Mosquito and Biting Midge Measures</b>				
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
<b>Heritage Interpretation</b>				
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
<b>PART E POST OCCUPATION</b>				
<b>Operation of Plant and Equipment</b>				
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
<b>Warm Water Systems and Cooling Systems</b>				
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
<b>Community Communication Strategy</b>				
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
<b>Heritage Interpretation</b>				
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
<b>Agricultural Offset</b>				
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> <ul style="list-style-type: none"> <li>(a) the commitments in the implementation plan required by condition D39 in relation to Applicant commitments are been implemented or implementation is underway; or</li> <li>(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.</li> </ul>	-	Condition relates to operation	Not triggered
<b>Operational Noise Limits</b>				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
E6	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019.	-	Condition relates to operation	Not triggered
E7	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of operation of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in [Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	-	Condition relates to operation	Not triggered
<b>Unobstructed Driveways and Parking Areas</b>				
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
<b>Green Travel Plan</b>				
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
<b>Ecologically Sustainable Development</b>				
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
<b>Outdoor Lighting</b>				
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
<b>Landscaping</b>				
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
<b>APZ</b>				
E13	The APZ required by condition C51 must be maintained for the duration of occupation of the development.	-	Condition relates to operation	Not triggered
<b>Hazard Audit</b>				
E14	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: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) be carried out in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'; and</li> </ul>	-	Condition relates to operation	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
<b>Hazards and Risk</b>				
E15	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (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. <b>Note:</b> <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>	-	Condition relates to operation	Not triggered
<b>Dangerous Goods</b>				
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
<b>Discharge Limits</b>				
E17	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	Condition relates to operation	Not triggered
<b>Helicopter Operations</b>				
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
<b>Liquid trade waste</b>				
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



## APPENDIX E – INDEPENDENT AUDIT DECLARATION FORM

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## Independent Audit Report Declaration

Project Name Tweed Valley Hospital
Consent number SSD 0353
Description of Project Stage Main Works
Project Address 771 C dgen oad, C dgen (L t 11 DP124 853)
Proponent: Health Infrastructure
Title of Audit - Stage 2 Construction Audit
Date 0 July 2023

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 [REDACTED]

Signature [REDACTED]

Qualification Be C M Env Eng

Company SNC-Lavalin Atki s

Company Address Level 10,45 Clarence St Sydney, NSW 2000