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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 seventh audit of Stage 2 of the Development (SSD 10353) This report covers the period from 6th of June 2023 to the 27th of November 2023.

The site inspection was undertaken on the 27th of November 2023 with members of 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 and focused on pre-operational requirements (Part D) of the conditions of consent.

The findings from the audit conclude:

- > Building works are complete with the main hospital, carpark and health hub completed. Finishing and commissioning work is being undertaken.
- > Landscaping is now substantially complete. Construction sediment basins have been converted into operational bioretention basins.
- > Remaining works include the removal and landscaping of the temporary carpark, finalisation of landscaping work with full operation of the hospital expected to commence in May 2024.
- > Three complaints were received during the audit period relating to carparking and lighting. All complaints have been resolved.
- > As requested by DPE, a review of noise monitoring results was undertaken. The results of the review are reported and discussed.
- > Occupation certificates have been obtained for both the Health Hub and the Carpark. At the time of the audit, project completion documentation had been submitted to the Project Certifier for their review. An occupation certificate had not been issued for the main hospital building.
- > Three non compliances have been identified by the audit relating to offsite carparking, maintenance of the project website and notification of review of management plans to DPE.
- > Four recommendations are made relating to operational handover, erosion and sediment control and administrative matters.
- > 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.

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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).

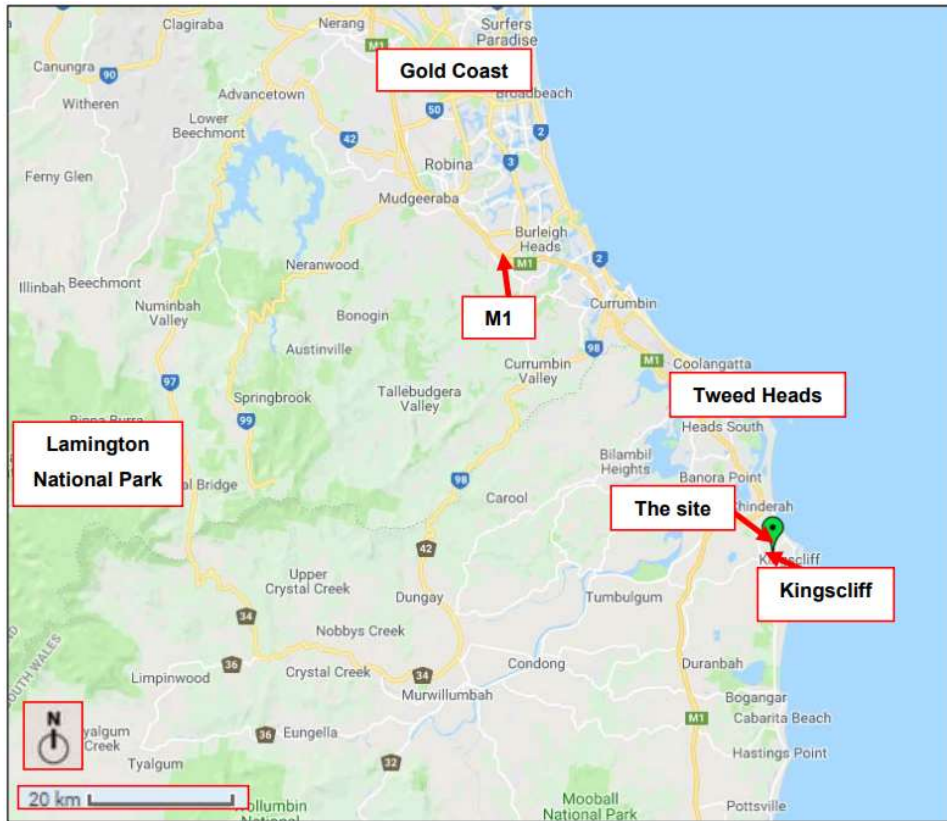


Figure 1 Regional Context Map (Source: SSD 9575 MOD 2 Report (DPE Major Projects website))

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 Multiple independent audits undertaken in accordance with the DPE Independent Audit PAR.

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 preparing for the audit, DPE were consulted with to provide an opportunity to provide comment regarding the audit scope and to raise any issues or focus areas for the audit to address. The following matters were raised by DPE and were addressed by the audit.

- A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.
- A review of any noise exceedances during the reporting period, what mitigation measures were employed as an outcome and if any noise exceedance resulted in non-compliance. A consideration to any 'end of construction' activity and provision of any recommendation or improvements that might be suggested.
- Please conduct the audit in accordance with the Independent Audit – Post Approval Requirements (May 2020). Please include this scope request correspondence as an appendix in the IEA for reference.

A detailed response to the issues raised by DPE are provided in Section 5.5.

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:
 - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
 - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - Incidents, non-compliances and complaints

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- Performance of the development, regarding environmental issues identified during consultation when developing the scope of the audit
- 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

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, 2020)	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 5.3.2
> Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts	Section 5.3.2 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 6th of June 2023 to 27 November 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:

- > ██████████ – Senior Project Manager, TSA Management.
- > ██████████ – Project Manager ADCO.
- > ██████████ – Cadet Engineer, ADCO.
- > ██████████ Senior Project Engineer, Lend Lease.
- > ██████████ Project Engineer, Lend Lease.

3.4 SITE INSPECTION

A site inspection was undertaken by the Auditor on the 27th of November 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. Construction of the main hospital building, carpark and health hub are now complete including the following:

- > All building structures, fit out, services and helipad on the main hospital building roof.
- > Landscaping work is well advanced with the at grade carpark to be removed and final landscaping completed.
- > Permanent drainage swales and vegetated bioretention basins.
- > Heritage interpretation features and information signage.
- > Internal access roads, bicycle lanes, wayfinding and speed restriction signage.
- > Covered walkway and internal courtyards.

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- > Cudgen Road upgrade (including re-aligned footpath, intersection works and road widening, traffic lights and pavement markings).
- > Sustainability features including roof solar panels, EV charging stations, bicycle storage and end of trip facilities to promote active travel.
- > Liquid oxygen and LPG gas storage tanks.
- > Additional flood protection works have been constructed on the southern side of Cudgen Road to maintain access to the hospital in extreme weather events.

3.4.1 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 fences waste bins, concrete washout 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 were in place in proximity to work activities 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 and paved surfaces provide adequate measures to prevent erosion and dust.
- > Weeds observed during the previous audit site inspection have now been removed.

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.

3.6 RISK ASSESSMENT

Following the assessment of compliance, the risk levels of any non - compliance was undertaken in accordance with the risk assessment framework described in Table 4.

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Table 4: Risk Assessment Framework

Risk Level	Description
High	Non-compliance with potential for significant environmental consequences, regardless of the likelihood of occurrence.
Medium	Non-compliance with <ul style="list-style-type: none"> potential for serious environmental consequences, but is unlikely to occur; or potential for moderate environmental consequences but is likely to occur.
Low	Non-compliance with: <ul style="list-style-type: none"> potential for moderate environmental consequences, but is unlikely to occur; or potential for low environmental consequences but is likely to occur.
Administrative Non - Compliance	Only to be applied where the non-compliance does not result in any risk of environmental harm

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4 AUDIT FINDINGS

4.1 AUDIT FINDINGS SUMMARY

Table 5 summarises the audit findings, further details on the findings can be found in the relevant section of the report.

Table 5: Audit findings summary

Description	Quantity	Section of Report where addressed
Assessment of Compliance		
Number of Conditions of Approval	290	Section 4.2
Non-compliant	3	Section 4.4
Not triggered	72	Section 4.2
Recommendations identified during the audit	4	Section 4.5
Other		
Penalty notices issued during audit period	0	Section 4.3
Non compliances recorded during the audit period	3	Section 4.4
Complaints reported during audit period	3	Section 4.6
Incidents recorded during the audit period	0	Section 4.7

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4.2 ASSESSMENT OF COMPLIANCE

Table 6 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 below.

Table 6: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A – Administrative controls	38	19	2	17
Part B – Prior to commencement of construction	45	42	0	4
Part C – During construction	59	56	1	2
Part D – Prior to Commencement of Operation	42	14	-	28
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, OBSERVATIONS AND RECOMMENDATIONS

Non compliances, observations and recommendations are presented in Table 7.

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Table 7: Non compliances, observations and recommendations

Condition (s)	Condition	Risk Level	Auditor comment and recommendation
Non compliances			
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed in writing by the Planning Secretary, the Applicant must:</p> <p>Make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> i. the documents referred to in condition A2 of this consent..... i. 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; i. 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; v. a summary of the current stage and progress of the development; v. contact details to enquire about the development or to make a complaint; i. a complaints register, updated monthly; i. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; i. any other matter required by the Planning Secretary; and <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Administrative Non - Compliance	<p>The environmental monitoring reports (noise, dust and vibration) had not been placed on the project website at the time of the audit.</p> <p>Recommendation</p> <p>Update the project website to include the monitoring reports for the audit period and keep the website up to date.</p>
A32	<p>Within three months of:</p> <ul style="list-style-type: none"> (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, 	Administrative Non - Compliance	<p>While the management plans were reviewed following the previous audit (with no changes made), the Department weren't notified of the review, therefore compliance with this condition has not been achieved.</p> <p>Recommendation</p> <p>Ensure any remaining notifications and provision of information is provided to the Department within the timeframes required by the conditions.</p>

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Condition (s)	Condition	Risk Level	Auditor comment and recommendation
	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.		
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of: (a) the approved CEMP (including Sub-Plans); and (b) the Stage 2 BMP (including Sub-Plans if any).	Low	Section 3.4 of the Traffic and Pedestrian Management Plan notes that “all personnel shall park within the designated parking area in site”. As noted in section 4.6 below, a complaint was received on 27/7/23 relating to construction worker parking in the Aquatic Centre carpark on Cudgen Road. The Auditor notes that the event that led to the complaint was during the peak construction period and during the audit site inspection on 27/8/23 there were ample empty carparking spaces on site with no construction vehicles observed to be parked in the aquatic centre carpark. As the peak construction period has now passed, with a significantly reduced workforce, the risk of further incident is low. Therefore, there are no additional recommendations proposed by the Auditor in addition to the actions taken by Lend Lease as documented in the response to the complaint.
Observations			
B18	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: a) be prepared by a suitably qualified expert; b) be consistent with the CSWMSP prepared for the Stage 1 works of SSD-9575	Observation	While landscaping and rehabilitation works are substantially complete with permanent drainage and groundcover provided, the excavation and landscaping of the existing (ground level) carpark will involve disturbance of soils that will require careful management to avoid uncontrolled runoff, dust and mud tracking onto the local road. Recommendation It is recommended a specific Erosion and Sediment Control Plan is developed and implemented for the

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Condition (s)	Condition	Risk Level	Auditor comment and recommendation
			excavation and rehabilitation of the carpark. Key focus areas should include: <ul style="list-style-type: none"> Progressive disturbance and rehabilitation to optimise groundcover Stabilised site access and egress to prevent mud- tracking Stockpile management
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.	Observation	While one complaint was received during the audit period in relation to outdoor lighting, the Auditor notes that the event that led to the complaints was due to a fault in the timer switch which has now been repaired. The Auditor considers that appropriate actions have been taken to ensure ongoing compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. No additional recommendations are made over and above the actions taken by the project team.
E1-E19	This observation relates to all operational conditions. Please refer to Infrastructure Approval SSD 10353 for details	Observation	The construction phase is now substantially complete with operation planned to commence in May 2024. The responsibility for compliance with the conditions of consent will be transferred to the hospital operator team. Recommendation A thorough review of the project operational requirements as documented in the conditions of consent and operational management plans is undertaken and handed over to the hospital operational team to ensure ongoing compliance

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4.5 PREVIOUS AUDIT ACTIONS

Table 8 provides a status summary of previous audit recommendations.

Table 8:: Prior Audit Recommendations – Status

Relevant CoA	Recommendation	Comments	Status
A32	As noted during previous audits 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. During the previous audit (June 2023), it was noted that a temporary screen was provided to prevent light spillage and HI were working with Hazel Bros to implement a permanent solution. It was acknowledged that HI and Hazel Bros were taking appropriate actions with no further recommendations over and above the actions being taken by HI.	A permanent shield has now been installed to prevent light spillage. The resident that was impacted by the light spillage was contacted and they noted a positive improvement. No further actions are proposed.	Closed

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4.6 COMPLAINTS

Table 9: Complaints summary

Date	Details of Complaint	Project Response	Status
22/9/23	Lighting of Helipad	The project team inspected the helipad overnight to see if any lights had been inadvertently left on, and the light described was not observed. The lights for the helipad are auto activated on approach of a helicopter. It was surmised that the light may have been a spotlight used during testing that had not yet been switched off.	Closed
27/7/23	Construction workers parking in Kingscliff Aquatic Centre carpark (three separate emails received in July)	Lendlease has spoken with their workforce regarding parking outside of site and advised that offenders will be towed at their own cost. Lendlease will continue to monitor the situation. The project is currently at the peak of daily workers onsite and the pressure on parking is acknowledged. With the hospital construction nearing completion, the number of daily workers will begin to reduce in the near future.	Closed
17/7/23	Lighting of car park areas after hours	The lighting in the temporary car park is on a timer set to switch off lights at 7pm. A fault was identified in the timer, and this has now been rectified. The multi storey car park lights have also now been programmed to turn off at 7pm and switched off on weekends until the hospital opens. Once the hospital is operational, a certain level of lighting is required to meet safety standards in accordance with Australian Standard AS 4282-2019. Every effort will be made to achieve the balance between meeting these requirements while minimising any impact on surrounding residents, as well as considering the environment. The permanent lighting control in the car park, when operating will dim to 20% when no movement is detected, reducing light issues during the night.	Closed

Note: Any complaints relating to the construction of the Ambulance Station site are excluded from Table 9 as the Ambulance Station does not form part of SSD 10353.

4.7 INCIDENTS

No incidents were recorded or reported during the audit period.

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4.8 PREVIOUS COMPLIANCE REPORT ACTIONS

In accordance with the DPE Post Approval Reporting Requirements (PAR) (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.

It is noted that, in accordance with the DPE Post Approval Reporting Requirements PAR, the first operational compliance report is required to be prepared and submitted to the Department within 52 weeks of the date of commencement of operation.

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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

5.3.1 General

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.

5.3.2 Noise and vibration monitoring data

In assessing the environmental performance of the project for the audit period and as requested by DPE, Auditor reviewed the monitoring results for noise for the months of June 2023 – October 2023.

A summary of the review is provided in Table 10

Table 10: Noise and vibration monitoring results - review

Month	Noise	Vibration
June 2023	<ul style="list-style-type: none"> • During standard hours, the highly affected noise criterion was not exceeded • During night works maximum noise levels exceedances of up to and exceeding 54dBA of up to and exceeding experienced 	<ul style="list-style-type: none"> • Night works adjacent to L.006 produce velocities exceeding 5mm/s, however frequency analysis shows exceedances to be under the DIN 4150 frequency criteria and is not considered to be a concern
July 2023	<ul style="list-style-type: none"> • During standard hours, the highly affected noise criterion was not exceeded 	<ul style="list-style-type: none"> • No impact of concern
August 2023	<ul style="list-style-type: none"> • During standard hours, the highly affected noise criterion was exceeded on 16 and 21 August 	<ul style="list-style-type: none"> • No impact of concern
September 2023	<ul style="list-style-type: none"> • During standard hours, the highly affected noise criterion was not exceeded 	<ul style="list-style-type: none"> • No impact of concern

In relation to the exceedances to the Noise Management Levels the Auditor notes:

- Night works commenced on 19th June and concluded on 26 June. This is a relatively short-term duration. The Auditor understands these works were roadwork and were required to be undertaken

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outside standard working hours to avoid peak traffic periods and ensure the safety of workers and motorists.

- Alternative accommodation was offered to impacted residents during the night work, this is an appropriate form of mitigation and in line with standard industry practice.
- No community complaints were received in relation to the exceedances of the noise management levels or in relation to vibration.
- The noise monitors were unattended the source of the exceedances recorded cannot be accurately determined. During site inspections undertaken for various audits, the Auditor has observed other extraneous noise sources such as traffic, lawn mowing, tree pruning and horticultural operations on nearby properties that may contribute to the exceedances.
- While noisy construction activities are now complete, for future projects, consideration should be given to using real time noise monitors that provide an immediate notification when noise trigger levels are exceeded and take a video recording of the source of the noise exceedance so that extraneous noise sources can be easily identified.

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
- > 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).

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5.5 DPE CONSULTATION OUTCOMES

The Auditors response to issues raised by DPE during consultation are documented in Table 11.

Table 11: DPE Consultation – Auditors response

Issue	Auditor Response
<p>A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.</p>	<p>The Auditor has reviewed the project administrative requirements in the context of the project stage and notes:</p> <ul style="list-style-type: none"> • Relevant management plans and documents relating to pre-operational stages are either complete or are well advanced • The substantial majority of management plans and design documents have been issued to the project certifier prior to the commencement of operation • The management plans and design documents are in the process of review by the certifier prior to the issuance of an occupation certificate <p>Several non-compliances were raised as follows:</p> <ul style="list-style-type: none"> • The project website was not up to date with the required information • DPE were not notified of the review of management plans following the previous audit.
<p>A review of any noise exceedances during the reporting period, what mitigation measures were employed as an outcome and if any noise exceedance resulted in non-compliance. A consideration to any 'end of construction' activity and provision of any recommendation or improvements that might be suggested.</p>	<p>The noise and vibration monitoring results have been reviewed and are discussed in Section 5.3.2</p>
<p>Please conduct the audit in accordance with the Independent Audit – Post Approval Requirements (May 2020). Please include this scope request correspondence as an appendix in the IEA for reference</p>	<p>The Auditor confirms this audit has been undertaken in accordance with the project conditions of consent. Scope request correspondence is appended to this report.</p>

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APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT



Department of Planning and Environment



Our Ref: SSD-10353-PA-70



Senior Advisor / Town Planning
Health Infrastructure NSW
1 Reserve Road
ST LEONARDS NSW 2065

30/10/2023

Tweed Valley Hospital Stage 2 (SSD-10353) - Auditors Approval Request

Dear Ms 

I refer to your request (SSD-10353-PA-70) for the Secretary's approval of suitably qualified persons to prepare the Independent Environmental Audit (the 'IEA') for the Tweed Valley Hospital Stage 2.

The Department of Planning and Environment ('NSW Planning') has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of AtkinsRéalis to prepare the IEA.

In accordance with Schedule 2, Part C, Condition C43 of SSD-10353 and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team:

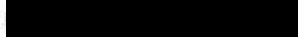
- Mr  (Lead Auditor).

Please ensure this correspondence is appended to the IEA Report.

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

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

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

Should you wish to discuss the matter further, please contact 

Yours sincerely



A/Team Leader – Far North Region
Compliance



APPENDIX B – DPE CONSULTATION



19 October 2023

[REDACTED]
Compliance Officer

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

Dear [REDACTED]

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 November 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 [REDACTED]@atkinsglobal.com or by phone on [REDACTED]

Yours sincerely,

SNC-LAVALIN ATKINS



[REDACTED]
Associate

Environment & Geoscience
Engineering, Design and Project Management



From: [REDACTED]
Sent: Monday, 23 October 2023 2:10 PM
To: [REDACTED] (Health Infrastructure) [REDACTED] <[\[REDACTED\]@health.nsw.gov.au](mailto:[REDACTED]@health.nsw.gov.au)>
Cc: [REDACTED] <[\[REDACTED\]@dpie.nsw.gov.au](mailto:[REDACTED]@dpie.nsw.gov.au)>
Subject: FW: Proposed scope for IEA Tweed Valley Hospital

Hi [REDACTED],

Reference is made to the scope request for the Independent Environmental Audit (IEA) submitted to the Department by email on 20 October 2023 as per Section 3.2 of the Independent Audits – Post Approval Requirements (May 2020).

Appreciate the opportunity to provide input into the scope of the independent Audit. After consideration, the key issue NSW Planning would like addressed in the scope of the IEA includes; A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed. A review of any noise exceedances during the reporting period, what mitigation measures were employed as an outcome and if any noise exceedance resulted in non-compliance. A consideration to any 'end of construction' activity and provision of any recommendation or improvements that might be suggested.

NSW Planning has no additional recommendations regarding consultation with other agencies for this audit.

Please conduct the audit in accordance with the Independent Audit – Post Approval Requirements (May 2020). Please include this scope request correspondence as an appendix in the IEA for reference.

If you wish to discuss the matter further, please contact Phillip Rose, A/Senior Compliance Officer on (02) 6670 8657.

Kind Regards

[REDACTED]
A/Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment
T 02 6670 8657 | E [REDACTED] <[\[REDACTED\]@planning.nsw.gov.au](mailto:[REDACTED]@planning.nsw.gov.au)>
PO Box 72 | MURWILLUMBAH NSW 2484
www.dpie.nsw.gov.au





APPENDIX C – SITE PHOTOGRAPHS



Photo 1: Main Hospital Completed



Photo 2: Stabilised and completed batter with permanent drainage basin installed



Photo 3: Completed carpark with solar panel roofing



Photo 4: Permanent drainage and pit protection



Photo 5: Wayfinding signage



Photo 6: Wayfinding signage



Photo 7: End of trip facility signage



Photo 8: Completed Health Hub



Photo 9: Bicycle storage racks – health hub



Photo 10: Health hub air conditioning units and acoustic fence



Photo 11: Heritage interpretation feature



South Sea Islander history on the Tweed Valley Hospital site

Australian South Sea Islanders are the descendants of some 60,000 Melanesian people blackbirded from the eighty-three islands of Vanuatu and Solomons, starting with NSW in 1847 with the influx to Queensland between 1863-1908. In 1994 the Commonwealth Government formally recognised Australian South Sea Islanders as 'a distinct cultural group' within Australia who value their islands of origin, language and cultural heritage.

Introduction: A Prime Farming District

The favourable red volcanic soils at Cudgen saw the development of large land holdings by prosperous independent producers, including Henry Robert Cazalar and William Julius. The hospital site has long been associated with sugar cane growing, beginning with the original development of the site in 1875 by Henry Robert Cazalar to form his large sugar plantation. The hospital site then became the largest dairy in the region, the Tweed Dairy Farm, before returning to cane production in 1916. As part of CSR's Cudgen holdings, the site was portioned and sold to tenant farmers. Over time the rich soil was cleared of stones and timber.

South Sea Islander labour to clear this land

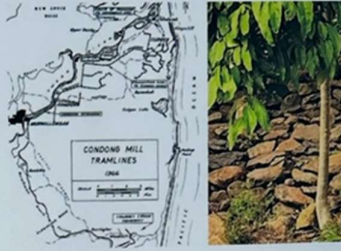
Throughout the early sugar industry of Queensland and Northern New South Wales, indentured Melanesian workers, principally from Vanuatu (then known as the New Hebrides) and the Solomon Islands, were used as a cheap labour force. These South Sea Islanders cleared the land, removing stones from the field. They then used these stones to construct dry stone walls by hand, to prevent erosion. Cazalar's plantation was one of the first in the district to produce sugar. It was through the hard work and effort of the South Sea Islanders in the Tweed that this land could be made suitable for farming.

The South Sea Islander dry stone walls on the hospital site

The stones cleared from this site by the South Sea Islanders were used to construct dry stone walls by hand. Five dry stone walls were built within the grounds of what is now the Tweed Valley Hospital campus, and these are the most important physical evidence of South Sea Islander craftsmanship. In addition, several other dry stone walls were constructed by the South Sea Islanders on other farms on the Cudgen Plateau. These walls have local historical significance and immense cultural significance to the Tweed South Sea Islander community.



Parish Map of the Cudgen area, 1913 (NSW Land Registry Office, Historical Lands Records Viewer, Parish of Cudgen, 1913, edition 7, sheet reference 1, CD PMAPG09)



Map of the main tramlines to the Condong mill, 1966 (Boileau 2004 p. 108)

Dry stone wall on the Tweed Valley Hospital site.

The farmers, when they grew crops, put so many acres of crops, and then they'd put a Stonewall.... It (the Tweed Valley Hospital site) was a farm. I think I must have worked on one of those farms, picking beans. My dad used to work for a lot of farmers up there. We were always laughing; I think we were happy when we were working outside.

Elizabeth Wogas

Throughout the North Coast region, including Cudgen and Bangalara, there are many rock walls that have been purposely built by the South Sea Islanders generations ago. Many of these rock walls still stand in place today from where they were originally built.

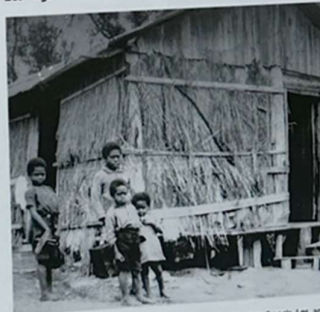
Fiona Mount

We worked on most of the farms all over, me and my mother and father, which is Betty and Bunny Carter, and like I said, Dick Price was one of them that sticks out in my memory because of my Dad working for him for years, and he used to occasionally give him a little plot of ground on his farm to look after for himself.

Di Skinner

My family made residence in a place called Forest Hill, Duranbah, around 1915-16. A lot of my father's countrymen who were black birded into the cane fields of Queensland had moved to this area. Forest Hill was known as a South Sea Islander village... We lived in a grass hut on the top of that hill. A lot of the South Sea Islanders worked in the cane fields around Cudgen. My dad did work in the cane, but he went and lived on Arland's Flats... a section of flat land spanning from the Cudgen Creek to underneath Duranbah School. He worked as a drainer and helped clear the land of peak trees... The area was loaded with [koala] bears, paddy melons, foxes, and dingoes. He was never short of tucker. When all the flats were cleared, they planted cane on the flats, and a horse used to take it up to the main line in Cudgen. The cane line ran all throughout Cudgen and would take the cane to the mill... When the mill closed down, they carted the cane down into Chinderah to the river

Les Togo



South Sea Islander home in the Cudgen area (L to R: Harold, Terry, Francis, Les, and Another Fanny Togo) (source: Les Togo, via TG/CASSIC)

Photo 12: Heritage interpretation signage



Photo 13: Concrete washout pit



Photo 14: Noise and vibration monitoring equipment

APPENDIX D – INDEPENDENT AUDIT
TABLE

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
SCHEDULE 2 CONDITIONS OF CONSENT FOR STAGE 2 WORKS (SSD 10353)				
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site Inspection 27/11/23 Audit Interview 27/11/23	All reasonable and feasible measures implemented. No evidence observed of environmental harm No incidents reported during the audit period	Compliant
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS, Response to Submissions (RtS), Supplementary Response to Submissions (SRTS) and the Environmental Management and Mitigation Measures in Appendix 3; as amended by SSD-10353-Mod-1; (d) (generally in accordance with the section 4.55 modification application (SSD-10353- Mod-2) document titled Tweed Valley Hospital (Stage 2) SSD-10353 Modification 2, prepared by Lendlease (undated); (e) generally in accordance with the section 4.55 modification application (SSD-10353- Mod-3) document titled Tweed Valley Hospital (Stage 2) SSD-10353 Modification 3, prepared by GeoLINK; (f) generally in accordance with the section 4.55 modification application (SSD-10353- Mod-5) document titled Modification Report No. 5 Tweed Valley Hospital SSD10353: Changes to Multi-deck Carpark, prepared by GeoLINK and dated 19/09/2022; (g) generally in accordance with the section 4.55 modification application (SSD-10353- Mod-6) document titled Modification Report No. 6 Tweed Valley Hospital SSD10353: Design Changes to Health Hub, prepared by GeoLINK and dated 18/10/2022; (h) generally in accordance with the section 4.55 modification application (SSD-10353- Mod-7) document titled Modification Report No.7 Tweed Valley Hospital SSD-10353, prepared by GeoLINK and dated 27/02/2022 and (i) in accordance with the approved plans in the table below: [Details of table not provided in this checklist: please refer to DPE Planning Portal for details of the Plans getContent (nsw.gov.au)]	SSD Conditions Tracker Site Inspection 27/11/23 Audit Interview 27/11/23 Documents reviewed during this audit and noted in this report	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 Eight modifications have been approved by DPE as follows: - MOD 1 Minor design changes - MOD 2 Design and Hydrology Changes - MOD 3 -Amendments to Multideck Carpark - MOD 4 Changes to Ancillary Gas Infrastructure - MOD 5 Minor Changes to Multideck Carpark - MOD 6 – Design Changes to Health Hub - MOD 7 – Changes to Ancillary Gas Infrastructure, Landscaping and Signage - MOD 8 – 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 27/11/23	No directions from the Planning Secretary have been received during the audit period	Not triggered.
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the	Audit Interview 27/11/23	No conflicts identified or directions received from the Planning Secretary during the audit period. No inconsistencies identified	Not triggered.

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	-	Works commenced within the required timeframe	Not triggered
A6	The temporary building 'Tweed Valley Skills Centre' must be removed within one year of completion of the construction works pursuant to this development consent and the area reinstated with landscaping as per the approved Landscape Plans in Condition A2.	Site Inspection 27/11/23	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
Prescribed Conditions				
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Site Inspection 27/11/23 Documents reviewed during this audit	Management systems in place to ensure compliance (refer to A2 above)	Compliant
Planning Secretary as Moderator				
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter is binding on the parties.	Audit Interview 27/11/23	No disputes have occurred during the audit period	Not triggered
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Audit Interview 27/11/23 Stakeholder Consultation Register Consultation Records	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
Staging				
A11	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	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 the staging report.	Compliant
A12	A Staging Report prepared in accordance with condition A11 must:	Tweed Valley Hospital Staging Report (SSD -10353) dated 31/8/2020 Rev 1	DPE have reviewed and approved the staging report	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 			
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	<p>Staging of project described in Section 2.1 of Staging Report as approved by the Planning Secretary</p> <p>Current works undertaken to date in accordance with the Staging report</p>	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	<p>Staging of project described in Section 2.1 of Staging Report as approved by the Planning Secretary</p> <p>Current works undertaken to date in accordance with the Staging report</p>	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A15	<p>The Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (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 (for main hospital works, health hub, road upgrades and carpark) have been prepared and submitted in accordance with this condition and project staging	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
Structural Adequacy				
A19	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	<p>Main Works</p> <p>Certificate of Design – Structural Engineering (RBG 22/10/20)</p> <p>Certificate of Design – Civil (RBG 23/10/20)</p>	<p>Main Works</p> <p>Certificates of design for Structural Engineering, Civil, Hydraulic Services, Fire Infrastructure, Electrical and</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</p>	<p>Certificate of Design Intent – Hydraulic Services and Fire Infrastructure (Planet Plumbing (28/10/20) Certificate of Design – Electrical and Communications Systems 21/9/2020) Certificate of Design – Vertical Transportation JHA 22/9/20) Certification of Design – Structural (AMA 22/9/20) Certification of Design – Architecture (STH 12/10/20) 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>Carpark</p> <p>BCA Crown Certificate #1 CRO 222002) BCA Crown Certificate #2 (CRO 222039) BCA Crown Certificate # 3 (CRO 22081)</p> <p>Health Hub</p> <p>BCA Crown Certificate #1 CRO 22063) BCA Crown Certificate #2 (CRO 22100) BCA Crown Certificate # 3 (CRO-23009)</p>	<p>Communications Systems, Vertical Transportation, Structural and Architectural have been completed</p> <p>Robert Bird Group are the Appointed Civil and Structural Engineers.</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>Carpark</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>Health Hub</p> <p>Three crown certificates have been obtained.</p>	Compliant
External Walls and Cladding				
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	As above	As above	Compliant
Design and Construction for Bush Fire				
A21	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 Addendum Appendix 3 of Planning for Bush Fire Protection 2019.	Certification of Design – Architecture (STH 12/10/20) Bushfire Consulting Services Design Certificate 1/11/22 Bushfire Consulting Services Design Certificate 18/10/22	Certification of Design for Architecture completed noting that the advice provided by the bushfire 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	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>South Western corner of the site. Consultation has been undertaken with DPE. This is the subject of a modification with DPE.</p> <p>The Bushfire Consulting certificate documents compliance with Conditions C51</p> <p>Carpark materials are not steel framed; however, a bushfire design certificate has been obtained.</p>	
Applicability of Guidelines				
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	-	Relevant guidelines are referenced in management plans and site documentation	Compliant
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	-	No directions issued by Planning Secretary	Not triggered
Monitoring and Environmental Audits				
A24	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	-	Monitoring for noise and vibration, air quality surface water and complaints are undertaken on a monthly basis and are reported publicly on the project website. Individual contractors have their own monitoring programmes	Compliant
Access to Information				
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed in writing by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Project Website</p> <p>Tweed Valley Hospital Development - Tweed Valley Hospital Development (nsw.gov.au)</p>	<p>Approved Management Plans, complaints register, and other management documents are listed on the project website.</p> <p>However the environmental monitoring results for noise, dust and vibration were not provided on the project website</p>	Non - Compliant
Compliance				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Main Works</p> <p>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</p> <p>Carpark and Health Hub</p> <p>Induction video package and Hammertech Induction records</p>	<p>Main works</p> <p>Site induction is undertaken in two parts:</p> <ul style="list-style-type: none"> Part A – online, general Part B – on site induction, specific conditions relevant to workers <p>Daily toolbox forms part of the pre-start and builders brief for site wide activities / activities to be aware of / ongoing risks / upcoming environmental concerns</p> <p>A High- Risk Workshop occurs prior to subcontractors arriving to site and includes SSD and environmental management requirements.</p> <p>Subcontractors sign onto Environmental Management Plan.</p> <p>Builders brief used for pre-start activity, between 6am and 7am.</p> <p>High Risk workshop undertaken for landscaping work</p> <p>High Risk workshops held for Waterproofing and Lift Installation</p> <p>Carpark and Health Hub</p> <p>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.</p> <p>No changes in induction and training processes since previous audits</p>	Compliant
Incident Notification, Reporting and Response				
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Audit Interview 27/11/23	No Incidents reported to Planning Secretary.	Not Triggered
A28	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	-	As above	Not Triggered
Non-Compliance Notification				
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Audit Interview 27/11/23	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	Audit Interview 27/11/23	No non compliances reported for the audit period	Not Triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.			
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Audit Interview 27/11/23	No non compliances reported for the audit period	Not Triggered
Revision of Strategies, Plans and Programs				
A32	<p>Within three months of:</p> <ul style="list-style-type: none"> (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, <p>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.</p>	Audit Interview 27/11/23 SSD Deliverables checklists for occupation	<p>As recommended by the previous audit, the completions checklist prepared (to ensure finalisation of actions required to ensure compliance with the conditions of approval in the final project stages has been used as a tool to ensure obligations required to be completed are fulfilled. The checklist has been used by the contractors and the project certifiers to manage compliance with obligations required for project completion</p> <p>While the management plans were reviewed following the previous audit (with no changes made), the Department weren't notified of the review, therefore compliance with this condition has not been achieved.</p>	Non-Compliant
A33	<p>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.</p> <p><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></p>	Audit Interview 27/11/23	No changes were made to the management plans following the previous audit that would require submission and approval from the Department	Compliant
Completion of Stage 1 Works				
A34	The Applicant must notify the Department in writing of the timing of completion of the Stage 1 works under SSD-9575.	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
Compliance Reporting				
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 ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	-	Initial compliance report not due until the operational phase	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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 th 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 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 all construction stages	Compliant
Certified Drawings				
B3	Prior to the commencement of construction for a relevant construction stage, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Signed Certified Drawings (dated 7/7/20) Main Works 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) Carpark BCA Crown Certificate #1 CRO 222002) BCA Crown Certificate #2 (CRO 222039) BCA Crown Certificate # 3 (CRO 22081) Health Hub BCA Crown Certificate #1 CRO 22063) BCA Crown Certificate #2 (CRO 22100) BCA Cown Certificate # 3 (CRO-23009)	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
External Walls and Cladding				
B4	Prior to the commencement of construction for a relevant construction stage, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	BCA Crown Certificate # 3 (CRO 21072) BCA Crown Certificate # 6 (CRO 22008)	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. All facades have now been completed. Crown Certificate # 3 is for all pre-cast concrete external walls.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			Crown Certificate # 6 is for all remaining facades including all glazed facades and metal cladding.	
Protection of Public Infrastructure				
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"> (a) consult with the relevant owner and provider of any additional services that are likely to be affected by the proposed works under this development consent (in addition to the Stage 1 works under SSD-9575) to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) include an additional dilapidation report (or update the Stage 1 dilapidation report for public infrastructure) identifying the condition of all additional public infrastructure in the vicinity of the Site (including roads, gutters and footpaths); and (c) submit a copy of the updated dilapidation report to the Planning Secretary, Certifier and Council. 	<p>Submission to Certifier dated 6/10/20 Letter of approval from Council. Email dated 4 November 2020. Submitted to Certifier 6th October 2020. Dilapidation Report 764 Cudgen Road Consultation records with asset owners Planning NSW Portal submission to DPE record of transmittal</p>	Dilapidation report complete and submitted to DPE	Compliant
Pre-Construction Dilapidation Report				
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"> (a) include all the detailed submitted with the pre-construction dilapidation report for Stage 1 works of SSD-9575; and (b) provide an accurate record of the existing condition of any additional adjoining private properties, and Council assets that are likely to be impacted by the proposed works that are subject of this development consent (including the Tweed Coast Road / Cudgen Road intersection). <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 6th 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
Unexpected Contamination Procedure				
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
Community Communication Strategy				
B8	<p>The additional strategies must identify people to be consulted (the relevant Council and the community including adjoining affected landowners and businesses, and others directly impacted by the development) during the design and construction phases and for a minimum of 12 months following the completion of construction;</p> <ul style="list-style-type: none"> a) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; b) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; c) set out procedures and mechanisms: 	<p>Community Consultation Strategy dated July 2020 DPE Approval dated 14/10/20 Examples of letter box drops issued to the community for night work</p>	<p>Updated Strategy Approved by DPE Examples of implementation of the Comms Strategy includes letter box drops issued to the community for night works</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 			
Ecologically Sustainable Development				
B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>ESD Design and As Built Scorecard HI email to DPE dated 13 October 2020 DPE Letter of Approval dated 26/10/20 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
Outdoor Lighting				
B10	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the Site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Email from Hazel Bros dated 30 May 2023 Site inspection 19 June 2023 Audit Interview 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. The resident is satisfied with the outcome.</p> <p>Carpark lighting has been installed and certified as part of the CC3 process,</p>	Compliant
Reflectivity				
B11	<p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report / statement demonstrating consistency with this requirement will be submitted to the satisfaction of the certifier prior to commencement of construction of the above ground works for the new hospital building, multi-deck carpark or the Health Hub.</p>	<p>Statement of Design Intent (Inhabit Australia 22/10/20) External Reflected Glare Report 20/11/21 (INHABIT)Crown Certificates 3 and 6 CC# design certificate mode 31/10/22 CP – Crown Certificate #3 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>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>Relates to the Crown Certificates # 3 and # 6. Design certificate confirms compliance</p> <p>Carpark and Health Hub facades are now complete with reflectivity addressed in Crown Certificates 3 and 2 respectively</p>	
Environmental Management Plan Requirements				
B12	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> a) detailed baseline data; b) details of: <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d) a program to monitor and report on the: <ul style="list-style-type: none"> i. impacts and environmental performance of the development; ii. effectiveness of the management measures set out pursuant to paragraph (c) above; e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: <ul style="list-style-type: none"> i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	<p>Environmental Management Plans Project Website 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
Construction Environmental Management Plan				
B13	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); 	<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>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (c) Construction Noise and Vibration Management Sub-Plan (see condition B16); (d) Construction Waste Management Sub-Plan (see condition B17); (e) Construction Soil and Water Management Sub-Plan (see condition B18); (f) Flood Emergency Response Sub-Plan (see condition B19); (g) Construction Air Quality Management Sub-Plan (condition B20); (h) be consistent with the CEMP of Stage1 of SSD-9575; (i) details of location of protective fencing (exclusion fence) to protect the vegetation on the Site, identified for retention in the approved plans in condition A2; (j) an unexpected finds protocol for contamination and associated communications procedure; (k) details to demonstrate that the proposed exclusion fence on the Site would not impinge on species movement within the Site and the adjoining 'Coastal wetlands' during the construction works; (l) an unexpected finds protocol for contamination and associated communications procedure; (m) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure including recommendations for works within the Tweed Coast Road / Cudgen Road intersection; (n) procedures to protect the retained stone walls on the Site identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 23 September 2019; (o) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the Site; and (p) mitigation measures against mosquitos and biting insects for construction workers and measures to minimise mosquito breeding on the existing sediment basins, where feasible and ensuring the correct function of the basins and protection of the surrounding environment. 		<p>Cudgen Road/Tweed Valley Way upgrade has prepared a CEMP which has been reviewed by DPE and approved by Council</p>	
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> <p>Construction of the Carpark commenced in March 2022 following DPE approval of the CEMP.</p>	Compliant
B15	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details that are consistent with the CTPMSP approved for the Stage 1 works pursuant to development consent SSD-9575; (b) be prepared by a suitably qualified and experienced person(s); (c) be prepared in consultation with Council and TfNSW; (d) demonstrate that all construction vehicles can enter and leave the Site in a forward direction; (e) demonstrate that the swept path of the longest vehicle entering and exiting the Site in association with the construction works, would be in accordance with AUSTRROADS; (f) detail the measures to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians, bus services and slow-moving agricultural vehicles using the same road network as the construction vehicles; (g) include a procedure for identifying additional impacts and recording the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts; (h) include a procedure to manage the movement of slow-moving agricultural vehicles (tractors etc.) on Tweed Coast Road and Cudgen Road along with the construction traffic (specifically heavy vehicles); 	<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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (i) detail heavy vehicle routes (including separate access routes for vehicles entering and leaving the Site), access and parking arrangements and demonstrate that all heavy vehicles routes would be via arterial / regional roads only (such as Tweed Coast Road) prior to entering Cudgen Road, and not via any of the local roads within the Kingscliff urban area; (j) includes details that specify that the total number of daily two-way movements for heavy vehicles are restricted to 20 vehicles per hour (average) as identified in the Stage 2 Traffic Impact Assessment prepared by Bitzios dated 23/09/2019; (k) include details to demonstrate that all heavy vehicle access to / from the Site would occur outside of the identified morning peak period (8am – 9am) and afternoon peak period (2:45pm – 4:15pm) except circumstances (such as continual supply of concrete pouring) where evidence is provided to the Planning Secretary and (l) include a Traffic Control Plan (TCP) to manage road closures and the works within the Cudgen Road and Tweed Coast Road reserve. 			
B16	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) provide details of construction noise management procedures within the Site, Cudgen Road signalised intersection and the Tweed Coast Road / Cudgen Road intersection upgrade site; (c) provide details of all the residential and non-residential receivers in Catchments A, B and C, the Kingscliff TAFE and Kingscliff High School as identified in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019; (d) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers; (e) incorporate all reasonable and feasible noise mitigation measures and construction methods (where feasible) during the proposed construction works so that the project specific construction noise management levels (NMLs) at all the identified receivers (B16(c)), for standard construction hours (airborne) as identified in Section 6.5.2 of the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, be maintained (); (f) identify the construction activities (including works within the Tweed Coast Road / Cudgen Road intersection upgrade site) with the associated predicted construction noise levels, that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(15min), at the identified the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School; (g) describe the management and mitigation measures to be implemented when the predicted construction noise levels for the above construction activities (exceed 75dB(A) LAeq(15min) at the residential and non-residential receivers in Catchments A / B / C, Kingscliff TAFE and Kingscliff High School, including (but not limited to): <ul style="list-style-type: none"> i. proposing suitable location of the noise generating equipment so that the predicted construction noise levels at the residential and non-residential receivers in Catchments A / B / C can be lowered; ii. intra-day respite periods (such as one hour of respite every three hours or exclusion of such works on the Saturdays); iii. scheduling of the noisy activities outside the sensitive times of the day and specific periods of the year; 	<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"> iv. equipment-specific temporary screening for noisy equipment or use of noise control measures in AS-2436; and v. use of noise shields where feasible; (h) include details of noise monitoring procedures and the location of the loggers on the eastern and southern boundaries of the Site, and at the Tweed Coast / Cudgen Road intersection, facing the sensitive receiving catchments, to record the noise levels generated by the construction activities, and to ensure that appropriate notification occurs in the event that the construction noise level exceeds 75dB(A) LAeq(15min) at a receiver, so that mitigation measures can be incorporated on the Site at that time; (i) provide details of the surveys of each of the key vibration generating activity / equipment and the predicted vibration levels of the equipment; (j) include details of vibration monitoring techniques to be implemented when vibration levels exceed the prescribed criteria identified in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019; (k) include strategies that have been developed with the community (specifically residents in Catchments A and B), Kingscliff TAFE and Kingscliff High School for managing high noise and vibration generating works, especially during the Tweed Coast Road / Cudgen Road intersection upgrade works; (l) describe the community consultation undertaken to develop the strategies in condition B16(g); and (m) include details of a complaints management system that would be implemented for the duration of the construction. 			
B17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction. 	<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>CEMP for Tweed Coast Road/Cudgen Road Intersection</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
B18	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSWP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert; (b) be consistent with the CSWMP prepared for the Stage 1 works of SSD-9575; (c) describe all erosion and sediment control measures to be implemented during construction, generally in accordance with: <ul style="list-style-type: none"> i. RBG-CV-DWG-RIE-81-300 Rev 2 - Erosion and Sediment Control Plan dated 12/09/2019; ii. the publication Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom ('Blue Book'); iii. the measures proposed in Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019; and iv. the recommendations in Section 3.2.4 of the Stage 2 SSD Biodiversity Assessment Report prepared by Greencap dated September 2019 (BDAR). (d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas (if any); (e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (f) detail all off-site flows from the Site; and (g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI; 	<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</p> <p>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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (h) include details of all off-site flows from the Site to demonstrate that the peak flows from the Site into the wetland do not exceed the pre-development flows during construction works; (i) include details of maintenance and monitoring programme in relation to the four sediment basins (stormwater retention and water quality treatment devices), recording and reporting details, relevant contact information and Work Health and Safety requirements to ensure that the proposed stormwater quality measures remain effective for the duration of Stage 2 works; (j) management measures for cane toad <i>Rhinella marina</i> around sediment basins during construction works in accordance with the Stage 2 Biodiversity Management Plan prepared by Greencap dated September 2019 (as updated by conditions of this development consent) (Stage 2 BMP); (k) monitoring methods for aquatic weeds (particularly salvinia <i>Salvinia molesta</i>) in sediment basins in accordance with the recommendations of Stage 2 BMP; (l) provide details of the water quality monitoring techniques to be adopted to ensure that the pre-development water quality levels are maintained (except large flood events including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI) during construction works. The water quality monitoring locations and targets must comply with the recommendations of the BDAR; and (m) details of a water quality monitoring program including periodic review programs; 			
B19	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EESG); (c) include details of: <ul style="list-style-type: none"> i. the flood emergency responses for the construction phase of the development; ii. flood warning time and flood notification; iii. assembly points and evacuation routes; iv. evacuation and refuge protocols; and v. awareness training for employees and contractors, and students. 	<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
B20	<p>The Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) be consistent with the air quality and dust control measures adopted in the Stage 1 CAQDMSP for SSD-9575; (c) describe the measures that would be implemented on Site to ensure: <ul style="list-style-type: none"> i. the control of air quality and odour impacts of the Development, in particular, during rock crushing and piling activities; ii. that these controls remain effective over time; iii. that all reasonable and feasible air quality management practice and measures are employed, with specific reference to the rock crushing and piling activities; iv. the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and v. compliance with the relevant conditions of this consent. (d) include performance objectives for monitoring dust and ensuring no off-site air quality impacts to users of Kingscliff TAFE, and nearby residences and other businesses; (e) includes an air quality monitoring program that: <ul style="list-style-type: none"> i. is capable of evaluating the performance of the construction works; ii. includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints; iii. adequately supports the air quality performance objectives; and iv. evaluates and reports on the effectiveness of air quality management for the construction works. 	<p>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

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	(f) details on monitoring weather conditions and communicating changing conditions to the workforce.																																			
B21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	<p>Site observations and document review</p> <p>Driver code of conduct 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>Separate driver codes of conduct prepared for various work packages. No change since the previous audit</p>	Compliant																																
Construction Parking																																				
B22	<p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that residential streets and nearby public carparks are not utilised for any vehicle parking associated with construction of the project.</p>	Site Observations	<p>Sufficient carparking provided on site. A temporary overflow carpark has been provided at the North East corner of the site and was in place prior to the commencement of construction.</p> <p>There is one reported complaint of construction workers parking in the Tweed Valley Aquatic Centre Carpark and this has been recorded as a noncompliance with condition</p>	Compliant																																
Road and Intersection Works																																				
B23	<p>Prior to the commencements of the relevant roadworks pursuant to this development consent, the Applicant must:</p> <ul style="list-style-type: none"> (a) submit detailed design and engineering plans to the satisfaction of Council or TfNSW (RMS) and provide a copy to the Certifier and the Planning Secretary for information; (b) prepare design plans for the intersection upgrade for Tweed Coast Road / Cudgen Road and the signalised vehicular access to the Site from Cudgen Road, generally in accordance with the following and Council's Development Design and Construction Specifications: <table border="1" data-bbox="320 1171 1377 1709"> <thead> <tr> <th colspan="4" data-bbox="320 1171 1377 1213">Civil Plans prepared by Robert Bird Group</th> </tr> <tr> <th data-bbox="320 1213 528 1287">Dwg No.</th> <th data-bbox="528 1213 617 1287">Rev</th> <th data-bbox="617 1213 1219 1287">Name of Plan</th> <th data-bbox="1219 1213 1377 1287">Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1287 528 1360">RBG-CV-DWG-RIE-87-300</td> <td data-bbox="528 1287 617 1360">2</td> <td data-bbox="617 1287 1219 1360">Main Entrance – General Arrangement – (1 of 3)</td> <td data-bbox="1219 1287 1377 1360">11/11/2019</td> </tr> <tr> <td data-bbox="320 1360 528 1434">RBG-CV-DWG-RIE-87-301</td> <td data-bbox="528 1360 617 1434">3</td> <td data-bbox="617 1360 1219 1434">Main Entrance – General Arrangement – (2 of 3)</td> <td data-bbox="1219 1360 1377 1434">03/02/2020</td> </tr> <tr> <td data-bbox="320 1434 528 1507">RBG-CV-DWG-RIE-87-302</td> <td data-bbox="528 1434 617 1507">2</td> <td data-bbox="617 1434 1219 1507">Main Entrance – General Arrangement – (3 of 3)</td> <td data-bbox="1219 1434 1377 1507">11/11/2019</td> </tr> <tr> <td data-bbox="320 1507 528 1581">RBG-CV-DWG-RIE-88-300</td> <td data-bbox="528 1507 617 1581">2</td> <td data-bbox="617 1507 1219 1581">Tweed Coast Road and Cudgen Road - GA - 1 of 3</td> <td data-bbox="1219 1507 1377 1581">11/11/2019</td> </tr> <tr> <td data-bbox="320 1581 528 1654">RBG-CV-DWG-RIE-88-301</td> <td data-bbox="528 1581 617 1654">2</td> <td data-bbox="617 1581 1219 1654">Tweed Coast Road and Cudgen Road - GA - 2 of 3</td> <td data-bbox="1219 1581 1377 1654">11/11/2019</td> </tr> <tr> <td data-bbox="320 1654 528 1709">RBG-CV-DWG-RIE-88-302</td> <td data-bbox="528 1654 617 1709">2</td> <td data-bbox="617 1654 1219 1709">Tweed Coast Road and Cudgen Road - GA - 3 of 3</td> <td data-bbox="1219 1654 1377 1709">11/11/2019</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (c) provide details to demonstrate that the Tweed Coast Road / Cudgen Road upgrade works are consistent with Council's plans for the four-lane upgrade of Tweed Coast Road, unless otherwise agreed with Council; (d) provide details to demonstrate that all proposed works for Tweed Coast Road / Cudgen Road intersection recommended in the Stage 2 Traffic Impact Assessment prepared by Bitzios dated 23/09/2019 are incorporated; 	Civil Plans prepared by Robert Bird Group				Dwg No.	Rev	Name of Plan	Date	RBG-CV-DWG-RIE-87-300	2	Main Entrance – General Arrangement – (1 of 3)	11/11/2019	RBG-CV-DWG-RIE-87-301	3	Main Entrance – General Arrangement – (2 of 3)	03/02/2020	RBG-CV-DWG-RIE-87-302	2	Main Entrance – General Arrangement – (3 of 3)	11/11/2019	RBG-CV-DWG-RIE-88-300	2	Tweed Coast Road and Cudgen Road - GA - 1 of 3	11/11/2019	RBG-CV-DWG-RIE-88-301	2	Tweed Coast Road and Cudgen Road - GA - 2 of 3	11/11/2019	RBG-CV-DWG-RIE-88-302	2	Tweed Coast Road and Cudgen Road - GA - 3 of 3	11/11/2019	<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 Robert Bird Group																																				
Dwg No.	Rev	Name of Plan	Date																																	
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	<p>(e) provide any additional details for vehicular access points to the Site from Cudgen Road or Cudgen Road / Turnock Street roundabout;</p> <p>(f) include details of additional works as necessary to ensure:</p> <ol style="list-style-type: none"> i. the northern side of Cudgen Road along the entire Site frontage is upgraded to an urban road with kerb and gutter, street lighting, drainage, signage and line marking; ii. the existing pathway along the Site's frontage to Cudgen Road and Turnock Street is upgraded to a 2.5metre wide share pathway facilitating pedestrian, cycle and mobility scooter access; iii. provision of all-weather shelters and seating at the two bus bays in accordance with Council and TfNSW requirements; iv. details of all associated stormwater works, sediment and erosion control measures, relocation of any existing services and installation of new service conduits (as necessary) to facilitate the proposed roadworks; v. details of location of electrical reticulation plans clearly identifying the location of streetlights, underground cables and other electrical infrastructure including transformers and substations (if any); and vi. details of line marking and signage generally in accordance with the wayfinding signage plans in condition A2 and in accordance with Austroads Road Design Guide; <p>(g) include copies of all compliance certificates relied upon, details of roadwork furnishings and Traffic Control Plans; and</p> <p>(h) include a detailed design Road Safety Audit (RSA) of the proposed pedestrian facility improvements and bus stop arrangements on Cudgen Road. Where necessary, the design plans must be amended to address any deficiencies identified by the RSA.</p>			
B24	<p>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.</p>	<p>Tweed Valley Hospital S138 Civil Works Main Entrance Package Approved for Construction</p> <p>Audit Interview</p> <p>HH crossover stamped plans. Approval number DWY 22/0122 (still active)</p>	<p>Tweed Valley Council have approved the S138 submission (Approval Number DWY 21/0142)</p> <p>S138 for crossover provided by Tweed Shire council for temporary crossover (for HH activities)</p>	Compliant
B25	<p>Traffic signal traffic facilities must be designed to meet the requirements of TfNSW (RMS). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of associated roadworks.</p> <p><i>Note: Applications to TfNSW for traffic signals are to be demonstrate appropriate consultation with Ambulance NSW, as required.</i></p>	<p>Traffic Signal Drawing – Signal Group Phase Chart dated 21/7/21</p> <p>Transport for NSW design drawing, reg No: DS2021/007 17 Prepared by Bitzios Consulting 24/4/21</p> <p>Audit Interview</p> <p>Site inspection</p>	<p>Transport for NSW have appointed Bitzios to prepare design drawings for the hospital access at Cudgen Road/Tweed Valley Hospital.</p> <p>Traffic signals at Cudgen Road have been approved and have now been installed.</p>	Compliant
Public Domain Works				
B26	<p>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.</p>	<p>Tweed Valley Hospital S138 Civil Works Main Entrance Package Approved for Construction</p> <p>Audit Interview</p>	<p>Construction of footpaths has now been completed on the Northern Side, Southern Side yet to commence.</p> <p>S138 Certificate has been issued by Council and issued to the Certifier as part of the CC process</p>	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B27	<p>Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19 September 2019, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to</p>	<p>Mechanical Design Certificate dated 9/2/22 HVAC Australia</p> <p>Audit Interview</p>	<p>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</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	ensure the development will not exceed the recommended operational noise levels identified in the report.		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.	
Landscaping				
B28	<p>Prior to the commencement of construction of the landscape works on the Site, the Applicant must update the approved Landscape Plans in condition A2, to the satisfaction of the Planning Secretary. The updated landscape plans must:</p> <ul style="list-style-type: none"> (a) include the provision of additional large canopy trees (reaching a mature height of at least 25m) / or replace proposed smaller sized trees with larger canopy trees, on all sides of the new hospital building (where feasible), to screen and soften views of the building from all directions. Particular consideration should be given to providing canopy trees: <ul style="list-style-type: none"> i. within the vegetative buffers. ii. along most of the remainder of the western boundary, subject to Asset Protection Zone (APZ) requirements; iii. to the north of the building on the upper slopes, subject to APZ requirements; and iv. to the east and south-east of the building such as throughout the car parking areas; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site including identification of the location of each species / planting on the plans; (c) include additional photomontages to indicatively demonstrate that the proposed canopy tree planting on the edges of the new hospital building and within the vegetative buffer would suitably assist to soften, filter and / or screen the development from the public domain (where feasible while complying with requirements of B28(f)); <p>Note: <i>It is acknowledged that photomontages are indicative and cannot account for natural variation in tree growth/shape over time.</i></p> (d) include species indigenous to the local area, complying with the recommendations of the Stage 2 BMP, and provide similar outcomes for koala food tree provision as compared to the approved landscaped plans; (e) provide advanced plantings of all canopy trees with a pot container of 100 litres or greater; (f) comply with Appendix 4 of Planning for Bush Fire Protection 2019; and (g) outline measures to maintain vegetation and replace vegetation as necessary. 	<p>Site Observations Carpark – Minor landscaping works are yet to commence. Letter from Turf, Landscape Architects dated 27/6/23</p>	<p>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.</p>	Compliant
Operational Car Parking and Service Vehicle Layout				
B29	<p>Prior to the commencement of construction of each car parking / bicycle parking areas or facilities (including provisions of access / driveways), compliance with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) all vehicles are capable of entering and leaving the Site in a forward direction; (b) the swept path of the longest vehicle entering and exiting the car parking areas is in accordance with latest version of AS 2890.2; (c) the layout, and design of all on-site car parking and drop-off and pick-up spaces comply with latest versions of AS2890.1 and AS 2890.6 (for disabled parking spaces); (d) the layout, design and security of bicycle facilities comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and are located in easy to access, well-lit areas that incorporate passive surveillance; and (e) accessible parking spaces are provided in accordance with Part D3 of the Building Code of Australia and located near necessary medical services. 	<p>Main Works - Architectural Design Certificate – Bates Smart 12 October 2020 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	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>Carpark Architectural Site Plan 14/4/2022 ADCO email 26/7/2022 Certificate of Design 31/10/22</p>	The auditor notes there have been no changes in the proposed carparking spaces since the previous audit.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(a) a minimum of 1203 on-site car parking spaces (inclusive of the multi-deck carpark and the at grade car park and short term carparking spaces) are provided on the Site; and (b) 23 drop-off / pick-up bays are provided on the Site.		Requirement to be fulfilled prior to operation	
Biodiversity Management Plan (BMP)				
B31	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: (a) deletion of the recommendation to introduce Duckweed and Azolla to suppress the growth of Salvinia; (b) define the areas of 'environmental conservation'; (c) describe how pet animals would be restricted with an on-leash control; (d) include responsibilities for the Mitchell's Rainforest Snail both during and post construction works; and (e) include salvage measures for animals that could be impacted by the dam infill works.	Biodiversity Management Plan dated June 2020 DPE letter of approval dated 30/10/2020 in relation to the Biodiversity Management Plan	DPE have approved the Biodiversity Management Plan Boys Bay have been engaged to implement and maintain commitments in the Biodiversity Management Plan. Greencap have been appointed as the 3 rd Party auditor of the biodiversity management plan	Compliant
Heritage Interpretation Plan				
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: (a) be prepared by a suitably qualified and experienced expert in consultation with the local South Sea Islander Community; (b) where appropriate include engagement of local South Sea Islander and community artists to assist with development of the interpretation material in a culturally appropriate manner; (c) outline all interpretation measures to be implemented that acknowledges the Site's heritage; and (d) provide details of any associated physical works including any relocation of previously removed drystone walls into the landscaping scheme and provide updated landscape plans accordingly.	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: - consultation with the South Sea Islander Community is ongoing - Submission of an addendum to the final HIP and landscape plans to the Department - Implementing the recommendations from the HIP.	Compliant
Pedestrian Amenity				
B33	Prior to the commencement of construction of the landscape works on the site, the Applicant must submit the plans for an all-weather covered pedestrian access between the multideck carpark building and the new hospital building (except where there is a conflict with vehicular access or pedestrian crossings), to the satisfaction of the Certifier.	Audit Interview Construction certificate 3 (carpark) Crown Certificate # 9	The plans were submitted to the project certifier with the application for Crown Certificate #9	Compliant
Proposed Helipad Design				
B34	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and operation of onshore Helicopter Landing Sites and other relevant National and International guidelines.	- 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"> (a) system type and specifications including pump-well volume, pump specifications and rising main size, length and location (sized for industrial / commercial developments); (b) details of operation and maintenance of the system with a confirmation that the pump unit would be owned, operated and maintained by the Applicant; (c) details to demonstrate that the pumps are: <ul style="list-style-type: none"> i. limited to a maximum discharge of 35 litres/second to Council's sewerage system; ii. designed to pump a minimum of less than every eight hours to reduce the septicity in the pump well and rising mains; iii. constructed in a flood proof well with electrical equipment located above the Probable Maximum Flood (PMF) level and outside the area marked as Coastal wetlands; iv. designed for the sewer pressure systems to comply with the Water Services Association (WSA) of Australia's Pressure Sewerage Code of Australia WSA04-2005; and v. designed to have at least 24 hours of Average Dry Weather Flow (ADWF) emergency storage capacity within the system, or hours of storage equivalent to the operating hours of the property per day. <p>Appropriate application fees must be paid to Council and an approval obtained prior to the commencement of the above works.</p>	<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
Water and Wastewater Infrastructure				
B36	<p>The water and sewer infrastructure work and connections are to be designed generally in accordance with the conceptual Civil Works Plans submitted with this application. The final design plans:</p> <ul style="list-style-type: none"> (a) for sewerage infrastructure within the Site must be designed in accordance with the Water Services of Australia sewerage standards (WSA04-2005) and any other relevant requirements; (b) must demonstrate that, at the points where the sewerage infrastructure meets Council's public infrastructure (i.e. connection at the boundary), the sewerage infrastructure is designed in accordance with Council's design standards for Sewerage (D12), the Water Services of Australia sewerage standards (WSA04-2005) and any other relevant requirements; (c) must demonstrate that the water and sewerage reticulation would be connected to a single water and sewerage connection on the lot, ensuring the lot only has one connection to Council's public water and sewer infrastructure; and (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). 	<ul style="list-style-type: none"> - OSKA Stamped and approved design drawings for sewer rising main connection - Audit interview 	<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>Council have approved sewage works for the site. Water connection completed by Council</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Application to carry out water supplies 30/9/22 issued to Council.</p> <p>Council Sewer Connection Approval 2019</p> <p>Trade Waste Application has been approved.</p> <p>Certificate of Practical Completion 24/5/22</p>		
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
Liquid Trade Waste				
B40	Prior to commencement of construction of the sewerage system / infrastructure which proposes to discharge wastewater into Council's sewerage system, the Applicant must submit a completed Liquid Trade Waste Application for a Liquid Trade Waste Services Agreement to Council, pay the appropriate fees and obtain the necessary approval.	<p>Site Observations</p> <p>Email from Tweed Valley Council dated 28/10/2020 providing approval in principal to connect to the sewer.</p> <p>S68 Application Sewer System Works and Certificate of Practical Completion</p>	<p>Construction of the sewerage system has now been completed</p> <p>Approval in principle provided by Tweed Valley Council</p>	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.	<p>Site Observations</p> <p>Tweed Shire Council email dated 18/3/22</p>	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.	<p>Site Observations</p> <p>Approved Council Hydraulic Drawings (STH) /Planet Plumbing</p>	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	Site Observations	Two vehicle washdown facilities have been installed at the site exit points for the main works and the car	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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.	Wheel Wash Installation Certificate (RBG dated 23/10/20) Wheel Wash Design Plans dated 30/7/20	park sites. Full time gateperson employed to ensure all vehicles leave the site via the washdown facility at the main works sites. No mud tracking observed on local roads	
Food Premises Requirements				
B44	Prior to the commencement of construction of those areas of the building that would be used for food preparation and sales, plans (drawn to a scale of 1:50) detailing the following, must be submitted to Council for approval, accompanied by a completed Application for Approval of Food Premise Fitout and the adopted fee in Council's Fees and Charges. The plans must include: (a) layout of kitchens and all equipment; (b) all internal finish details including floors, wall, ceiling and lighting; (c) hydraulic design in particular method of disposal of trade waste; and (d) mechanical exhaust ventilation as per the requirements of AS1668 Pts 1 & 2. B45.	Email from LLC to Tweed Valley Council dated 23/6/21 Email from LLC to Tweed Valley Council dated 12/7/21 Letter from Tweed Valley Council to LLC dated 4/8/21	There will be two cafes installed at the hospital site, located in the main hospital building and in the café. 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.	Compliant
B45	The submitted plans in relation food preparation areas must demonstrate that: (a) all walls in the food preparation and storage areas are to be of solid construction; (b) in case of stud wall construction, the wall is lined as a minimum with high impact resistant materials and tiled to a height of at least 2m; (c) masonry walls, where not tiled, is cement rendered to provide a smooth faced impervious finish up to the underside of the ceiling; (d) metal stud wall framing is used (in lieu of timber framing) in areas where the walls and floor surfaces are subject to high levels of moisture unless an alternative is agreed; (e) all penetrations of the wall surface in food preparation areas are effectively sealed; (f) all flooring materials in the food preparation and storage areas are impervious, non-slip, non-abrasive and capable of withstanding heavy-duty operation; (g) windows and doors opening into food handling, preparation and storage areas are pest proofed in accordance with the provisions of Food Safety Standard 3.2.3; (h) separate hand washing facilities are provided with warm water in a suitable location; (i) a floor waste connected to the drainage system is provided within 1.5m of the opening of each cool room.	As above	As above	Compliant
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. It is to satisfy the following requirements. (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Audit Observations	Site notices were in place for both the Main Works and the Health Hub.	Compliant
Construction Staging				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C2	The construction works are to be undertaken in accordance with the five stages outlined in the EIS submitted with the application or in accordance with a Staging Report that has been prepared and submitted to the satisfaction of the Planning Secretary.	Tweed Valley Hospital Staging Report (SSD -10353) dated 31/8/2020 Rev 1	Staging report has been prepared and approved by the secretary	Compliant
Operation of Plant and Equipment				
C3	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Main works</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>Carpark</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 hose 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"> • service records • qualified mechanic • plant checklist <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
Construction Hours				
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>Works have generally been undertaken within approved hours, except for 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
		Accommodation Confirmation – Mantra on Salt Beach dated 8/6/23		
C5	Construction activities may be undertaken outside of the hours in condition C4 if required: <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works; or (e) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works. 	Audit Interview 27/11/23	No emergency work etc undertaken during the audit period.	Not triggered
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.	As above (C4) No highly intrusive noise activities (e.g., rock-breaking observed during the audit)	Compliant
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of: <ul style="list-style-type: none"> (a) the approved CEMP (including Sub-Plans); and (b) the Stage 2 BMP (including Sub-Plans if any). 	Site Observations Subcontractors have pre-start meetings – about the management plans. Induction slides Pre-starts Daily builders brief Supervisors provided with management plans Vegetation inspection checklist/ITP	Section 3.4 of the Traffic and Pedestrian Management Plan notes that “all personnel shall park within the designated parking area in site”. As noted in section 4.6 below, a complaint was received on 27/7/23 relating to construction worker parking in the Aquatic Centre carpark on Cudgen Road. The auditor notes that the event that led to the complaint was during the peak construction period and during the audit site inspection on 27/8/23 there were ample empty carparking spaces on site with no construction vehicles observed to be parked in the aquatic centre carpark. As the peak construction period has now passed, with a significantly reduced workforce, the risk of further incident is low. Therefore, there are no additional recommendations proposed by the auditor in addition to the actions taken by Lend Lease as documented in the response to the complaint.	Non-Compliant
Construction Traffic				
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site Inspection 27/11/23 Parking facilities on-site (parking plan sighted) Site entrance viewpoint observed. No cars or work vehicles parked on adjacent roads	All construction vehicles were observed to be contained within the site during the site inspection	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; (c) if works are likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient or if the building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place in accordance with the WorkCover Authority of NSW Code of Practice and relevant Australian Standards; (d) where necessary the provision for lighting in accordance with AS 1158 - Road lighting and provision for vehicular and pedestrian traffic in accordance with AS 1742 must be provided; and (e) an application is to be made to Council including associated fees for approval prior to any structure being erected within Councils road reserve. 	<p>Site Inspection 27/11/23</p> <p>No graffiti or third-party advertising observed – included on daily checklist.</p> <p>No hoarding over council footways or road reserve</p> <p>Security patrols are in place</p>	<p>Site observations confirm compliance with requirements</p>	Compliant
No Obstruction of Public Way				
C11	<p>The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.</p>	<p>Site observations</p>	<p>No obstructions observed during the audit.</p>	Compliant
Construction Noise Limits				
C12	<p>The development (including roadworks) must be constructed to achieve the project specific construction NMLs detailed in the <i>Noise and Vibration Impact Assessment for SSSA Tweed Valley Hospital Stage 2</i> by JHA dated 19/09/2019. Additional mitigation measures must be implemented and any activities that are likely to exceed the NMLs or the high affected noise level of 75dB(A) in accordance with the management and mitigation measures in Appendix 3 and the approved CNVMSP required by condition B16.</p>	<p>Stop work procedures, respite periods (every 3 hours), acoustic barriers, additional water carts – mitigation measures identified in Noise and Vibration presentation (sighted)</p> <p>Environmental Noise Assessment Reports (Dec 22- June 23)</p> <p>Complaints Register</p>	<p>Refer to discussion of noise monit</p> <ul style="list-style-type: none"> • 	Compliant
C13	<p>Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.</p>	<p>Noise data and assessment reports sighted.</p> <p>Random resident check-ups</p> <p>Complaints Register</p>	<p>No noise complaints have been received.</p>	Compliant
C14	<p>Unattended long-term construction noise monitoring must be undertaken during the duration of the Stage 2 works, consistent with the Stage 1 works in SSD-9575. The location of the loggers and the details of the monitoring methods including the reporting methods should be consistent with the CNVMSP in condition B16 and the Stage 1 works in SSD-9575.</p> <p>The results of this monitoring must be provided to the Department for information on a monthly basis after the commencement of the Stage 2 construction works.</p>	<p>Environmental Noise Assessment Reports – June-September 2023</p> <p>DPE Planning Portal Post Approval form – 2023111506</p>	<p>Noise loggers are in place at site boundary. Noise monitoring results were reviewed</p> <p>Evidence was provided to demonstrate the results were submitted to the Department in the form of a DPE portal submission form</p>	Complaints
C15	<p>The intra-day respite periods required to be provided in the CNVMSP in condition B16 of this development consent must be reviewed on a monthly basis, after the commencement of Stage 2 construction works, in consultation with Kingscliff TAFE and Kingscliff High School. The respite periods are to be maintained / or amended, as agreed with the identified noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the Kingscliff TAFE and Kingscliff High School, must be provided to the Department for information.</p>	<p>Consultation with the TAFE and High School regarding respite periods has been undertaken.</p> <p>Stakeholder meeting minutes with Kingscliff TAFE and Kingscliff High School:</p> <p>Stakeholder Interaction Register</p>	<p>In person meetings have reduced due to COVID-19 restrictions, however, these have been replaced by phone conversations and updated in the Stakeholder Interaction Register, which was sighted as part of the audit.</p> <p>Meetings were postponed due to COVID.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			Respite periods not provided during the audit period (i.e. Rock breaking etc)	
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. Delivery times are written into the scope of work of each contractor's contract. Reiterated and included within the induction. Driver code of conduct Gateperson appointed to control the site entry and exit	Compliant
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site Observations	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
Vibration Criteria				
C18	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Reference included in the NVMP. Vibration data example sighted. Noise and Vibration Sub Plan Vibration Monitoring Assessment Reports (Dec 2022-June 2023)	Refer to main body of the audit report for an assessment of the vibration results.	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 Audit interview	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. Refer to main body of the audit report for an assessment of the vibration results.	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.	-	Noted	Compliant
Tree Protection				
C21	For the duration of the construction works: (a) all trees on the Site that are not approved for removal must be suitably protected as per recommendations of the Stage 2 BMP (as updated by conditions of this consent) and AS4970 – 2009 Protection of trees on development sites; (b) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (c) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any	Tree protection plan sighted (18 October 2019). No removal of street trees. Arborist not engaged directly by Lend Lease – through packages instead. No works within tree protection zones have been required. Mobile observation outlining installation of TPZ signs, 17 March 2020, sighted.	Tree Protection Zones observed on site 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
	<p>street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(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;</p> <p>(e) during the course of works, alternative tree protection measures must be installed, as required;</p> <p>(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</p> <p>(g) the removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>Arboriculture Impact Assessment, Boyds Bay Group 22 February 2022.</p> <p>Carparking works surrounded by fencing – no impact.</p>		
Heritage Wall Protection				
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
Air Quality				
C23	<p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	Site Observations	<p>Fulltime site gate person 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 gate person 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</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			exposed surfaces. Water cart used during bulk earthworks for construction works	
Air Quality Discharges				
C25	The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP.	Air quality is monitored visually. Environmental Dust Assessment Reports	No dust complaints raised during audit period and no exceedances noted in assessment reports. Appropriate equipment installed on plant to minimise erroneous emissions.	Compliant
C26	Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580). Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be detailed within the CAQMSP.	Dust monitoring equipment installed for continuous monitoring – three (3) locations along the site boundary. Environmental Dust Assessment Report (June 2020–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
Erosion and Sediment Control				
C27	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. The monitoring regime for the four sediment basins and the water quality treatment devices, as required by the CSWMSP must be implemented throughout the duration of the Stage 2 construction works.	Sediment fences checked daily and any issues raised in daily inspections. Sediment basins are monitored if planned to discharge or uncontrolled discharge. All other monitoring done by visible monitoring. SWMP sighted.	ERSED Controls installed on site include stabilised site access, revegetated batters, vehicle washdown bay and rumble grid. No mud tracked onto local roads Sediment fences are used as a secondary (not primary) control. Truck wash-down area and rumble grid for site egress.	Compliant
Imported Soil				
C28	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	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. 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
Disposal of Seepage and Stormwater				
C29	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	-	Stormwater is only collected in sediment basins. Water is not pumped to street stormwater system.	Compliant
Emergency Management				
C30	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Site Induction 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	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			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	
Stormwater Management System				
C31	Within three months of the commencement of construction and prior to the commencement of any stormwater management works (whichever occurs earlier), the Applicant must update the submitted Hydrology Assessment Report to include an analysis of changes to the seasonal flows draining from the Site to the wetland during the July to November dry period. The updated analysis must be submitted to the satisfaction of the Planning Secretary. The analysis must: <ul style="list-style-type: none"> (a) utilise the method outlined in McManus et al (2007) Water Sensitive Urban Design Solutions for Catchments above Wetlands – Overview Report (or other method approved by the Department); (b) focus on the Swamp Sclerophyll Forest on Coastal Floodplains Forest vegetation community adopting a reference duration of 60 days for evaluating changes to low flows; and (c) demonstrate that the proposed measures for stormwater harvesting (such as the proposed 400 kilolitres rainwater tank) and evapotranspiration are sufficient to intercept runoff from the impervious areas (roof and road surfaces). 	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)	SMEC have been appointed as the project hydrologist and have updated the Hydrology Assessment Report 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. The modification was approved by DPE on 24/1/2022	Compliant
C32	Should the analysis required by condition C31 conclude that there would be additional flow volumes to the Coastal wetlands on the site during the dry periods (such as an average of 50 to 100 cubic metres (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: <ul style="list-style-type: none"> (a) irrigation of landscaped areas; (b) provision of submerged zone in biofiltration basins; (c) irrigation of biofiltration basin vegetation during dry periods; (d) interception by / topping up of ornamental ponds / fountains; (e) permeable paving in low traffic areas; passive raingardens (lined to prevent infiltration) in carpark areas or along access roads; and (f) other suitable methods distributed throughout the site. <p>Note: <i>This measures may only be needed to prevent excess runoff flow into the Coastal wetlands during the identified dry seasons of the year. During the other periods, the Coastal wetlands would be partially or fully inundated by catchment runoff under existing conditions. Therefore, additional stormwater harvesting measures would be of limited benefit.</i></p>	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)	HI have requested a modification to delete this condition The modification was approved by DPE on 24/1/2022 and this condition has now been deleted	Compliant
C33	The proposed stormwater harvesting measures in condition C32 must incorporate measures that would not interfere with and contribute to groundwater recharge within the catchment of the site. The proposed methods of groundwater recharge must be supported by an advice from a suitably qualified Geotechnical Engineer confirming that the proposed measures would not impact on the stability of the slope / land of the Site.	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)	HI have requested a modification to delete this condition The modification was approved by DPE on 24/1/2022 and this condition has now been deleted	Compliant
C34	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: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual designs in the following plans: 	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)	HI have requested a modification to delete condition 34 (d) and 34(h) – further details are provided in the modification report The modification was approved by DPE on 24/1/2022	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																				
	<p>Civil Plans prepared by Robert Bird Group</p> <table border="1" data-bbox="299 233 1258 552"> <thead> <tr> <th>Dwg No</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>RBG-CV-DW G-RIE-86-300</td> <td>2</td> <td>Stormwater Drainage Plan</td> <td>12/09/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-310</td> <td>3</td> <td>Bioretention Basins and Details</td> <td>05/12/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-350</td> <td>2</td> <td>Stormwater Catchment Plan – Pre-Development</td> <td>12/09/2019</td> </tr> <tr> <td>RBG-CV-DW G-RIE-86-351</td> <td>2</td> <td>Stormwater Catchment Plan – Post-Development</td> <td>12/09/2019</td> </tr> </tbody> </table> <p>(c) include details of water quality treatment devices Stormwater Management Plan Issue E prepared by Robert Bird Group dated 19 September 2019;</p> <p>(d) include details of all additional stormwater harvesting measures in condition C32 resulting due to the analysis in condition C31;</p> <p>(e) be in accordance with applicable Australian Standards;</p> <p>(f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p> <p>(g) demonstrate that the proposed stormwater management measures would not result in flooding of any downstream properties immediately adjoining the Site; and</p> <p>(h) demonstrate that the proposed stormwater harvesting measures would not interfere with and assist in groundwater recharge within the catchment of the Site.</p>	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			
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Unexpected Finds Protocol – Aboriginal Heritage																								
C35	<p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works must only recommence with the written approval of EES Group.</p>	Unexpected Finds Protocol sighted.	No unexpected heritage finds encountered Unexpected finds protocol included in site induction.	Compliant																				
Unexpected Finds Protocol – Historic Heritage																								
C36	<p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the 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.	No unexpected heritage finds. Unexpected finds protocol included in site induction.	Compliant																				
Waste Storage and Processing																								
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.	Waste is being secured and maintained within designated storage areas. No rubbish or other material observed to have left the site	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</p> <p>SUEZ Monthly reports</p>	<p>Not a high amount of waste is being produced on site apart from contaminated soil that was removed previously.</p> <p>Waste tracking documentation included in Waste Management Report.</p>	Compliant																				

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		Waste Tracking register for carpark	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	
C39	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Concrete wash-out facility installed in an appropriate location	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 fully aware of correct location for concrete washout. Concrete works are now largely complete. Carpark – portable washouts available on site Signposted Concrete washout pit on site for the Roadworks Bulk Bags used for concrete waste for the Health Hub site.	Compliant
C40	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Site Observations Suez Monthly reports Hazelbros Waste Tracking Register Hammertech Waste Records (Carpark and Health Hub)	Records of waste kept on site Waste tracking register is in place – hazel bros Waste records are maintained on Hamertech (for carpark)	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
Outdoor Lighting				
C42	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site Observations Complaints Register	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. The auditor inspected the lights at night time and observed that the light shading was operating effectively. 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.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Independent Environmental Audit				
C43	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter from DPE to HI dated 30/10/23	SNC-Lavalin was approved as the Independent Auditors on the 30/10/23	Compliant
C44	Table 1 of the Independent Audit Requirements (available on the Department's website) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	-	An Independent Audit Program has been prepared.	Compliant
C45	In all other respects Table 1 of the Independent Audit Requirements remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date or timing upon which the audit must be commenced.	-	Noted.	Compliant
C46	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	-	Noted. Independent Audits have 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: (a) review and respond to each Independent Audit Report prepared under condition C44 of this consent, or condition C45 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Report located on website.	All findings from previous audit have been satisfactorily closed out	Compliant
C48	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	-	Noted.	Compliant
C49	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	-	Administrative note	Not triggered
Public Infrastructure				
C50	Works in the vicinity of public infrastructure must comply with the following requirements: (a) no portion of any structure may be erected within 1m of public infrastructure over the subject site (if any). All structures must be designed and sited such that all structure loads will be transferred to the foundation material outside of the zone of influence of any public infrastructure; (b) ensure that: i. no retaining walls are constructed over any public infrastructure; ii. retaining walls (if any) constructed to adjacent to a public infrastructure is designed so as not to impose loads on existing underground pipelines and facilitate its maintenance while maintaining its structural integrity and stability; iii. retaining walls constructed adjacent to a public infrastructure comply with Council's Works in Proximity Specification D15 and associated Standard Drawings; and iv. all footings and slabs (if any) constructed within the area of influence of public infrastructure are designed by a suitably qualified Structure Engineer and does not impact in the stability of that public infrastructure.	Site Observations	Works over public infrastructure not undertaken stage.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> (c) surface treatment over public infrastructure be limited to soft landscaping, non- interlocking paving, asphalt or similar treatments as specified by Council, to allow ready access to the pipe for excavation; (d) any fencing erected across the sewer main is to be designed and constructed with removable panels and footings located at least 1m horizontally clear of sewer main; (e) trees and other landscaping, reaching a mature height of over 1m in height at maturity, are not permitted to be planted within 1m of public infrastructure, to prevent the tree roots intruding into pipes; and (f) any landscaping in the vicinity of public infrastructure must be of a minor nature designed to ensure they do not damage or interfere with any part of the pipeline. 			
APZ Requirements				
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 6, Table 8.8 a of "Planning for Bush Fire Protection 2019" 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: <ul style="list-style-type: none"> (a) internal drainage, prior to slab preparation; (b) water plumbing rough in, and/or stack work, prior to the erection of brick work or any wall sheeting; (c) external drainage, prior to backfilling; and (d) completion of work, prior to occupation of the building. 	Inspection and Test Plans undertaken by Tweed Valley Council	Building hydraulics inspector from Council has undertaken regular inspections and has provided a documented inspection checklist documenting the findings of the inspection	Compliant
Council Plumbing Requirements				
C53	A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.	Permit provided by Tweed Valley Shire Council on 9 December 20201	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	Compliant
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
Sewer Connection				
C58	The connection of the sewerage system with Council's infrastructure is to be undertaken by Council, with all applicable costs and application fees paid by the Applicant. Prior to commencement of the works in relation to the construction sewerage connection, the Applicant must lodge an application for approval with Council to carry out sewerage work under section 68 of the Local Government Act 1993.	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
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one	Audit Interview 27/11/23	Not triggered, operation is not planned to commence until May 2024, therefore this notification id required to be issued around April 2024.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			
Operational Staging				
D2	<p>The proposed operation of the development is to be completed in stages as identified in the EIS supporting the application as follows:</p> <ul style="list-style-type: none"> (a) at the commencement of first operation of the Site: the new hospital building with supporting road network, road infrastructure upgrades, landscaping, a minimum of 1201 car spaces in association with 391 (overnight and day only) beds within the new hospital building are provided with approximately 1120 staff on-site during the day shift; (b) incremental increase to 443 (overnight and day only) beds; and (c) future operation stage: additional 56 (overnight and day only) beds are provided (total of 499 overnight and day only beds and 46 emergency treatment spaces) within the new hospital building. 	<p>Audit Interview 27/11/23 Site Inspection 27/11/23</p>	<p>At the time of the audit, the hospital was not operational therefore this condition is not triggered.</p>	Not triggered
External Walls and Cladding				
D3	<p>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.</p>	<p>Letter from LLC to BM+G dated 17/11/23 External Wall System Disclosure Certificate (Installation), External and Common Wall Components (Type A&B Construction) Performance of Fletcher Insulation Products when tested to AS1530.- 1994 – Assessment Report Fire performance of Glasswool Insulation batt when tested to AS1530.1 Assessment report dated 16 September Ignis Labs, Professional Fire Safety Testing Report dated 30/1/2020</p>	<p>Documented evidence as noted was issued to the Certifier with the application for an Occupation Certificate</p>	Compliant
D4	<p>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.</p>	<p>Audit Interview 27/11/23</p>	<p>At the time of the Audit, all information relating to this condition has been issued to the Certifier, however the certifier had not accepted this at this stage. Submission to the Planning Secretary will be required following the issue of the final occupation certificate</p>	Not triggered
Post-construction Dilapidation Report				
D5	<p>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:</p> <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be submitted to Council and the Certifier for information. 	<p>Audit Interview 27/11/23 Ausdilaps Report – Post Construction Condition Survey, Cudgen Road Kingscliff dated 4/10/23 Ausdilaps Report – Post Construction Condition Survey, Tafe Building and 748 Cudgen Road Kingscliff dated 4/10/23</p>	<p>Post Construction surveys were completed for properties on Cudgen Road and the Tafe buildings and are required to be issued to Council and Certifier for information prior to operation.</p>	Compliant
Protection of Public Infrastructure				
D6	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and 	<p>Audit Interview 27/11/23 Site Inspection 27/11/23</p>	<p>There has not been any damage observed or reported that requires repair. There has not been any infrastructure requiring relocation as part of the development. The new roadworks on Cudgen Road</p>	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.		have required the upgrading of drainage, traffic lighting and footpaths etc however these have been part of the approved development and have been paid for by the Proponent.	
Protection of Property				
D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Audit Interview 27/11/23 Ausdilaps Report – Post Construction Condition Survey, Cudgen Road Kingscliff dated 4/10/23 Ausdilaps Report – Post Construction Condition Survey, Tafe Building and 748 Cudgen Road Kingscliff dated 4/10/23	There has been no damage to any property reported to be caused by the development. No complaints have been received from property owners due to potential property damage.	Not triggered
Easements				
D8	Prior to the commencement of first operation, an easement under section 88A and / or restriction or public positive covenant under section 88E of the <i>Conveyancing Act 1919</i> (naming the Council as the prescribed authority), must be created along the proposed open stormwater drain on the western boundary of the Site that would allow for drainage of stormwater from public land (such as public road stormwater drainage) and the stormwater from the Site. The easement / restriction / positive covenant must be registered on the title of Lot 11 DP 1246853 and can only be revoked, varied or modified with the consent of the Council. Note: <i>The drain on the western boundary of the Site benefits the hospital and Health Administration Corporation.</i>	-	Condition relates to operation	Not triggered
Utilities and Services				
D9	Prior to commencement of first operation, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifier.	Audit Interview 27/11/23 Letter from Tweed Shire Council to Health Administration Corporation dated 29/6/23 Certificate of Compliance (WMA Number WMA10/00018) dated 29/6/23	The certificate of compliance was issued to the Certifier with the application for the Operation Certificate.	Compliant
Roadworks and Access				
D10	Prior to the commencement of first operation, the Applicant must complete the all roadworks required by this development consent to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.	Audit interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation. Roadworks were substantially complete at the time of the audit with only minor finishing work being undertaken	Not triggered
Works as Executed Plans				
D11	Prior to the commencement of first operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Audit interview 27/11/23	Work as executed plans are in progress for submission to the certifier	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 27/11/23	LLC preparing an Asset register as part of the O&M process	Not triggered
Liquid Waste				
D13	Prior to commencement of first operation, the Applicant is required to enter into a service agreement with a Council approved waste contractor for servicing the pre-treatment devices. service frequency will be approved as part of the Liquid Trade Waste Services Agreement.	Letter from Health NSW to Blackett Maguire and Goldsmith dated 9/11/23.	An appropriate waste services agreement has been entered into.	Compliant
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.	Letter from Tweed Shire Council to Health Administration Corporation titled "Liquid Trade Waste Approval" dated 25/10/23	The Liquid Trade Waste Approval was provided by Tweed Shire Council on the 25 October 2023.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Green Travel Plan				
D15	<p>Prior to the commencement of first operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Certifier to promote the use of active and sustainable transport modes.</p> <p>The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW and Council; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; (e) quantification and analysis of staff shift times and numbers on the Site and analysis of workforce residential post code data to properly understand public transport and car parking demand and develop effective strategies in response, as well as help to inform service planning considerations; (f) consideration of a staff travel survey and workforce data analysis for the existing Tweed Hospital, to inform likely staff travel patterns and resultant travel plan strategies to / from the Site; (g) strategies for promoting higher mode share targets for alternate transport use, particularly amongst day shift and administrative staff; (h) identification of a responsible party (or Committee) for the ongoing implementation of the Travel Plan and its initiatives; (i) confirmation of extent and nature of end of trip facilities and bike parking and how they will be promoted to staff; (j) identification of a communications strategy for conveying Travel Plan information to staff, patients and visitors, including for the Travel Access Guide; (k) consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets (such as pricing, reserving spots for patients and visitors, prioritisation for those that carpool, use of wait lists, etc); (l) a detailed action plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs; (m) an implementation checklist to achieve the proposed initiatives; (n) alternative actions to undertake where targets are not achieved; (o) the set-up of a steering group or committee of relevant internal and external stakeholders to inform future targets and the ongoing monitoring and revision of the GTP for five years; and (p) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. 	<p>Letter from NSW Health to Blackett, Maguire and Goldsmith dated 9/11/23</p> <p>Letter from Bitzios to NSW Health Infrastructure dated 7/12/22</p> <p>Letter from Bitzios to NSW Health Infrastructure dated 27/2/23</p> <p>Tweed Valley Hospital, Green Travel Plan</p>	<p>The Green Travel Plan was prepared by experienced Traffic Consultant in consultation with TfNSW and Tweed Valley Council. The GTP has been submitted to the Certifier for their review. The certifiers endorsement of the plan will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed.</p>	Not triggered
Evacuation and Emergency Planning				
D16	<p>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.</p>	<p>Bushfire Emergency and Evacuation Plan, Tweed Valley Hospital, Geolink Version 3 dated 7/6/23</p> <p>Compliance Certificate – Tweed Valley Hospital Bushfire Emergency Management and Evacuation Plan (Version 3)</p>	<p>The Bushfire Emergency Management and Evacuation Plan has been prepared. The compliance certificate prepared by GeoLink notes that the Plan complies with the requirements of this condition. The plan will need to be submitted to the Department and the Local Emergency Management Committee for information prior to first operation.</p>	Not triggered
Mechanical Ventilation				

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D17	<p>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:</p> <ul style="list-style-type: none"> (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings</i> – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	<p>Installation Certificate Kitchen Range Hoods Letter from LLC to BM+G dated 10/11/23 Installation Certificate – Mechanical Services dated 27/10/23</p>	<p>The installation certificate for the Kitchen Range Hoods and Mechanical Services confirms compliance with the requirements of this condition and were issued to the certifier.</p> <p>The certifiers satisfaction will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed.</p>	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment				
D18	<p>Prior to the commencement of first operation, the Applicant must submit evidence to the satisfaction of the Certifier that the noise mitigation recommendations in the <i>Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2</i> by JHA dated 19/09/2019 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.</p>	<p>Installation Certificate – Mechanical Services dated 27/10/23 JHA Acoustic Statement dated 15/11/23 Planet Plumbing – Hydraulic Services Installation certificate dated 15/11/23 Fredon Installation Certificate - Electrical dated 30/10/23</p>	<p>The JHA Acoustic Statement confirms that based on inspections and recommendations that the noise mitigation measures have been correctly implemented and the noise emissions from the development comply with the limits as set out in the Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2.</p> <p>The certifiers satisfaction will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed.</p>	Not triggered
Car Parking Arrangements				
D19	<p>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:</p> <ul style="list-style-type: none"> (a) the car parking facilities on the Site are operational and a minimum of 1201 spaces are provided; and (b) if visitors would be required to pay for parking at the Site, any paid parking scheme has been developed in consultation with Council to minimise impacts to adjacent residences and businesses. 	<p>Letter from LLC to BM+G dated 10/9/23 Letter from ADCO to BM=G dated 10/8/23 Letter from Bates Smart to LLC dated 4/4/23 General Arrangement Site Drawings</p>	<p>Appropriate evidence was provided to the Certifier that confirms a total of 1213 carparking spaces have been provided for the development. This information is required to be supplied to the Department prior to the commencement of operation.</p>	Not triggered
Bicycle Parking and End-of-Trip Facilities				
D20	<p>Prior to the first operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 52 staff and 20 visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) provision of appropriate pedestrian and cyclist advisory signs within the site. 	<p>Site Inspection 27/11/23 Audit Interview 27/11/23</p>	<p>Condition relates to operation – documents submitted to certifier for occupation certificate</p>	Not triggered
Road Damage				
D21	<p>Prior to the commencement of first operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<p>Audit Interview 27/11/23 Site Inspection 27/11/23</p>	<p>There has not been any reports of damage to Councils or any other authorities' assets reported during the audit period. Council or any other authority has not requested payment for any damage</p>	Not triggered
Fire Safety Certification				
D22	<p>Prior to commencement of first operation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Installation Certificates – Essential Fire Safety Measures (17 in total)</p>	<p>A total of seventeen Installation Certificates were provided to the Auditor for various work packages. The Fire Safety Certificate will be generated by the Certifier as part of the Occupation Certificate. The certifiers satisfaction will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed.</p>	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Structural Inspection Certificate				
D23	<p>Prior to the occupation of the relevant parts of the new buildings on the Site, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	<p>Letter from LLC to BM+G dated 17/11/23 Certificate for Design and Inspection, Robert Bird Group (RBG) dated 14/11/23</p>	<p>The structural certificate has been submitted to the Certifier as part of the application for the Occupation Certificate.</p> <p>The certificated for design and inspection has been prepared in accordance with the National Construction Code and note the following:</p> <ul style="list-style-type: none"> - the Structural elements of the work have been designed and installed in accordance with the NCC, related Australian Standards and accepted engineering principles - The structural design has been verified by a suitably qualified engineer who has not been involved with the design - RBG have been responsible for periodic inspections on the structural engineering work. The inspections have been sufficient to <p>The certifiers satisfaction will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed. The buildings are not occupied at the time of this audit</p>	Not triggered
Compliance with Food Code				
D24	<p>Prior to the commencement of first operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the <i>AS 4674 Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier and submit to Council for information.</p>	<p>Letter from NSW Health to BM+G dated 14/11/23 Tweed Shire Council, Food Premises Assessment Report dated 19/7/23 Installation Certificate -Bridgeman Agencies Email from Tweed Valley Council to LLC dated 21/9/2023 Certificate of Design – Kitchen Food and Beverage Fitout dated 14/4/21 Food premises installation compliance certificate dated 6/11/23</p>	<p>The food premises installation compliance certificate was provided to the Certifier with supporting documentation for the application for the Occupation Certificate.</p> <p>The certifiers satisfaction will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed</p>	Not triggered
Stormwater Quality Management Plan				
D25	<p>Prior to the commencement of first operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 	<p>Robert Bird Group, Stormwater Operation and Management Plan – Robert Bird Group Issue B, November 2023</p>	<p>The food premises installation compliance certificate was provided to the Certifier with supporting documentation for the application for the Occupation Certificate.</p> <p>The certifiers satisfaction will be in the form of the Occupation Certificate which (at the time of the audit) had not been completed</p>	Not triggered
BMP, dam rehabilitation and stormwater harvesting				
D26	<p>Prior to the commencement of first operation, the Applicant must demonstrate, to the satisfaction of the Certifier, that:</p> <ul style="list-style-type: none"> (a) all relevant recommendations of the Stage 2 BMP in relation to vegetation management, weed management, habitat management (for flora and fauna) and water quality management have been incorporated in the Site; 	<p>-Site Inspection</p>	<p>Sediment basins and bioretention basins are in progress.</p> <p>Boyd's Bay are undertaking the physical work,</p>	Not triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) the farm dam rehabilitation works have been completed in accordance with the Stage 2 BMP; (c) the steppingstone habitats within the Site required to maintain fauna connectivity, have been incorporated within the landscaping on the Site; and (d) all stormwater harvesting measures including recommendations as a result of the analysis in conditions C31, C32 and C33 have been incorporated in the Site.			
Warm Water Systems and Cooling Systems				
D27	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Eurofins Certificate on Analysis dated 5/10/23 Letter from Tweed Valley Council to Health NSW (Registration and Management of Water Cooling Systems dated 29/3/23 Cooling Water System – Risk Management Plan – Hydrochem dated March 2023	Legionella testing of the cooling systems has been undertaken with all results < 10CFU/ml The cooling systems have been registered with Tweed Valley Council and a Risk Management Plan Prepared.	Compliant
Outdoor Lighting				
D28	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the lighting strategy submitted with the application; (b) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (c) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Fredon Electrical Installation Certificate Greenstar /ESD Calculation for Outdoor Lighting and Night Pollution to Night Sky – Fredon 02/11/22	The electrical design certificate certifies that the been installed in accordance with Conditions D28 and D30 and AS4282	Compliant
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.	Letter from Avipro to LLC (Commissioning Report) dated 10/10/23 Fredon Certificate of Design Electrical Services-	A specialist aviation company – Avipro has been engaged to oversee the commissioning of the helipad and has prepared a commissioning report with the results of the commissioning. The commissioning report referenced a number of industry standards published by the Civil Aviation Authority. The commissioning report included observations made by the helicopter trial pilot who noted “the surrounding area was devoid of much cultural lighting and that pilots would need to adjust to the darkness of the area (noting that street lighting will provide additional cultural lighting once the new hospital opens” The pilot has subsequently provided the following statement “ the pad itself is conformal, the surrounds are not really relevant as there is no obstacle to either approach or departure – as the hospital. It may therefore be reasonably concluded that compliance with this condition has been achieved.	Compliant
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 27/11/23 - Fredon Electrical Installation Certificate Greenstar /ESD Calculation for Outdoor Lighting and Night Pollution to Night Sky – Fredon 02/11/22	The relevant documents were submitted to the certifier with the application for Occupation Certificate	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Signage				
D31	Prior to the commencement of first operation, way-finding signage and business identification signage must be installed in accordance with the plans in condition A2 and as updated by conditions of this consent.	Site Inspection 27/11/23	Appropriate wayfinding signage has been installed to direct visitors to the relevant operational areas of the site.	Compliant
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.	Site Inspection 27/11/23	Dedicated bicycle lanes have been constructed within the site with appropriate signage painted within the lanes to communicate that the lane is for cyclists. Additional signage has been placed around the site to direct cyclists to end of trip facilities for cyclists which include showers and secure bicycle storage facilities.	Compliant
Operational Waste Management Plan				
D33	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the management and mitigation measures in Appendix 3. Landscaping 	Audit Interview 27/11/23	Preparation of the operational waste management plan is underway and is required to be completed and submitted to the certifier prior to the commencement of operations.	Not triggered
Landscaping				
D34	Prior to the commencement of operation, the Applicant must demonstrate to the satisfaction of the Certifier that the landscaping on the site has been completed in accordance with the conditions listed in A2 and as updated by condition B28 of this development consent.	Site Inspection 27/11/23 Audit Interview 27/11/23	Landscaping activities are substantially complete with details planned to be submitted to the certifier upon final completion of the work and prior to operation	Not triggered
D35	Prior to commencement of operation of the landscaped areas of the Site, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must: <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) be consistent with the details provided in the Stage 2 BMP; and (c) be consistent with the requirements of the most current version of Planning for Bushfire Protection. 	Site Inspection 27/11/23 Audit Interview 27/11/23	Preparation of the operational landscaping plan is underway and is planned to be submitted to the certifier to their satisfaction prior to the operation of the hospital.	Not triggered
Water and Sewerage Management and Headwork Charges				
D36	Prior to the occupation of any building on the Site, approval to operate the on-site sewage management facility must be obtained from Council.	-	Condition relates to operation	Not triggered
D37	Prior to the occupation of any building on the Site the sewer and water services must be connected to Council's public infrastructure as required by this development consent including the payment of associated fees and charges or as agreed between the Applicant and Council.	-	Condition relates to operation	Not triggered
D38	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage, sewerage, and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Site Inspection 27/11/23 Audit Interview 27/11/23	Condition relates to operation	Not triggered
Agricultural Offsets				
D39	Prior to commencement of operation, the Applicant must demonstrate to the satisfaction of the Planning Secretary: <ul style="list-style-type: none"> (a) that there is a plan in place outlining the future implementation of the recommendations of the approved Agricultural Offset Report to result in tangible offsets to the loss of State significant farmland; and 	Letter from DPE to NSW Health Infrastructure titled "Tweed Valley Hospital Stage 2 (SSD-10353), Agricultural Offsets, Condition D39	HI have submitted a plan, strategy and supporting information to DPE to satisfy the requirements of this condition. In their correspondence, DPE have noted the documentation:	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.		<ul style="list-style-type: none"> demonstrates implementation of the approved Agricultural Offsets Report recommendations relating to the hospital development includes ongoing commitment to engaging local food providers and suppliers within the constraints of the State Purchasing Policy and has been submitted to the Department prior to the commencement of the hospital operation. DPE have subsequently approved the plan.	
Helicopter Operations				
D40	Prior to commencement, a detailed Helicopter Operations Manual is to be developed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders to ensure protocols and management of helicopter operations on the site minimise impacts to neighbours, the environment and biodiversity impacts in line with all applicable measures set out in the AviPro Report 'Aviation Response to Submissions in Relation to Aviation Report' dated 26 November 2019, and the prevailing requirements of the Civil Aviation Regulation 92.	Site Inspection 27/11/23 Audit Interview 27/11/23	Preparation of the helicopter operations manual is underway and is planned to be completed prior to the commencement of operations in 2024	Not triggered
Mosquito and Biting Midge Measures				
D41	Mosquito and biting insect management measures must be incorporated into the final development in accordance with the Local Health District policies.	Biting Insect Management Plan, HMC Environmental Consulting, July 2023	A biting insect management plan has been prepared for implementation during the operational phase. The plan notes that the project design does not include any permanent waterbodies or other features that would provide breeding areas for mosquitoes or other biting insects and all stormwater retention basins are designed to drain rapidly to avoid pondage.	Compliant
Heritage Interpretation				
D42	All physical works as required by the Heritage Interpretation Plan in this development consent must be completed prior to the commencement of first operation of the Site.	Audit Interview 27/11/23 Site Inspection 27/11/23	During the site inspection, the heritage works were observed to be completed including the relocation and arrangement of the heritage stones into a themed cultural feature, with interpretation signage, landscaping and seating.	Compliant
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Warm Water Systems and Cooling Systems				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Community Communication Strategy				
E3	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Heritage Interpretation				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
E4	The Applicant must implement the requirements of the most recent version of the Heritage Interpretation Plan approved under condition B32.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Agricultural Offset				
E5	Within two years of operation of the hospital, the Applicant must provide evidence to the satisfaction of the Planning Secretary that demonstrates that: (a) the commitments in the implementation plan required by condition D39 in relation to Applicant commitments are been implemented or implementation is underway; or (b) a positive contribution to offset the loss of State Significant farmland has been made by the Applicant through funding assistance or carrying out an initiative, based on the outcomes of the Working Group consultation.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Operational Noise Limits				
E6	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment for SSDA Tweed Valley Hospital Stage 2' by JHA dated 19/09/2019.	Audit Interview 27/11/23 Site Inspection 27/11/23	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.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Unobstructed Driveways and Parking Areas				
E8	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Green Travel Plan				
E9	The Green Travel Plan required by condition D15 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Ecologically Sustainable Development				
E10	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Outdoor Lighting				
E11	Notwithstanding condition D28 and D29, should outdoor lighting result in any adverse impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Landscaping				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	Audit Interview 27/11/23 Site Inspection 27/11/23 -	Condition relates to operation	Not triggered
APZ				
E13	The APZ required by condition C51 must be maintained for the duration of occupation of the development.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Hazard Audit				
E14	Deleted		N/A	
Dangerous Goods				
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. Note: <i>In the event of an inconsistency between the requirements of condition (a) and (b), the most stringent requirement must prevail to the extent of the inconsistency.</i>	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Discharge Limits				
E16	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Helicopter Operations				
E17	All Helicopter Operations must be carried out in accordance with the Helicopter Operations Manual developed under condition D42.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
Liquid trade waste				
E18	Council must be notified in writing, of any proposed changes to the wastewater pre-treatment devices.	Audit Interview 27/11/23 Site Inspection 27/11/23	Condition relates to operation	Not triggered
E19	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

Independent Audit Report Declaration

Project Name Tweed Valley Hospital	
Consent Number SSD 10353	
Description of Project Stage 2 Main Works	
Project Address 771 Cudgen Road, Cudgen (Lot 11 DP1246853)	
Proponent: Health Infrastructure	
Title of Audit - Stage 2 Construction Audit	
Date	22 January 2024

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:

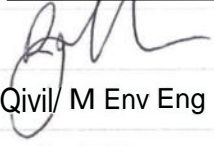
- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement 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



Qualification Be Qivil/ M Env Eng

Company SNC-Lavalin Atkins

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