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1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by NSW Health Infrastructure (HI) to undertake an audit of State Significant Development New Tweed Valley Hospital Stage 1 works (the Project). The audit is required by the SSD 9575 Development Consent conditions C47 – C52. This is the fourth Independent Audit of this stage in construction and has been undertaken within six months of the previous audit in accordance with Condition C49 and the Department of Planning, Industry and Environment’s (DPIE) Independent Audit Post Approval Requirements.

The audit consisted of a site inspection as well as a review of relevant and available documents and site management and monitoring records. This was the final audit of Stage 1 of the Development (SSD 9575) and was undertaken in conjunction with the initial audit for Stage 2 of the Development (SSD10353). This report covers Stage 1 only. A separate report has been prepared for the Stage 2 Audit.

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

The findings from the audit conclude:

- > The project has received Zero (0) community complaints for the audit period. All monitoring results for (Noise, Vibration, Dust) were compliant.
- > The project has proactively commissioned an independent ecologist to periodically audit the implementation of the Biodiversity Management Plan in accordance with Condition B33. The most recent audit undertaken in December 2020 reported compliance with all recommendations made in the BMP however noted that the translocation of *Cryptocara foetedia* resulted in non survival of the individual specimen
- > Zero (0) non-conformances were identified during the audit.
- > Five (5) recommendations have been made relating to:
 - o Removal of gravel bags in areas where adequate groundcover has been achieved and the bag has potential to create an environmental hazard
 - o Removal of sediment fences in areas where adequate groundcover has been achieved and the sediment fence is deteriorating creating an environmental hazard
 - o Reinstatement of signage to the concrete washout area
 - o Provision of signage to the equipment refuelling area
 - o The reasons for the non - survival of the translocated species *Cryptocara foetedia* are investigated and alternative offsets/mitigations are provided in consultation with the project ecologist;

Based on the site inspections, discussions with the auditee and documents reviewed by the auditor, the processes and systems in place appear to be effective at managing environmental issues on site. The project has achieved a high level of compliance with the conditions of approval for this audit. All recommendations from previous audits have been implemented with a consistent level of performance and an overall improvement has been observed since previous audits.

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2 INTRODUCTION

2.1 BACKGROUND OF PROJECT

The Project (SSD 9575) comprises Stage 1 Early Works for the delivery of the New Tweed Valley Hospital. This stage 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.

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

The \$673.2 million investment in health for the Tweed Valley will deliver a brand new, leading hospital with greater capacity and capability to serve the Tweed-Byron community, as well as interim upgrades at The Tweed Hospital. Specific outcomes of the works being undertaken during the New Tweed Valley Hospital (the Project) include:

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

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

The conditions C47 – C52 of the State Significant Development Consent no. 9575 requires an independent audit to be conducted during the construction and operation phases of the Project. SNC-Lavalin Atkins has been engaged by Health Infrastructure to complete the Independent Environmental Audits for the Project to satisfy the requirements of the Development Consent.

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2.2 PROJECT LOCATION AND SITE DESCRIPTION

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

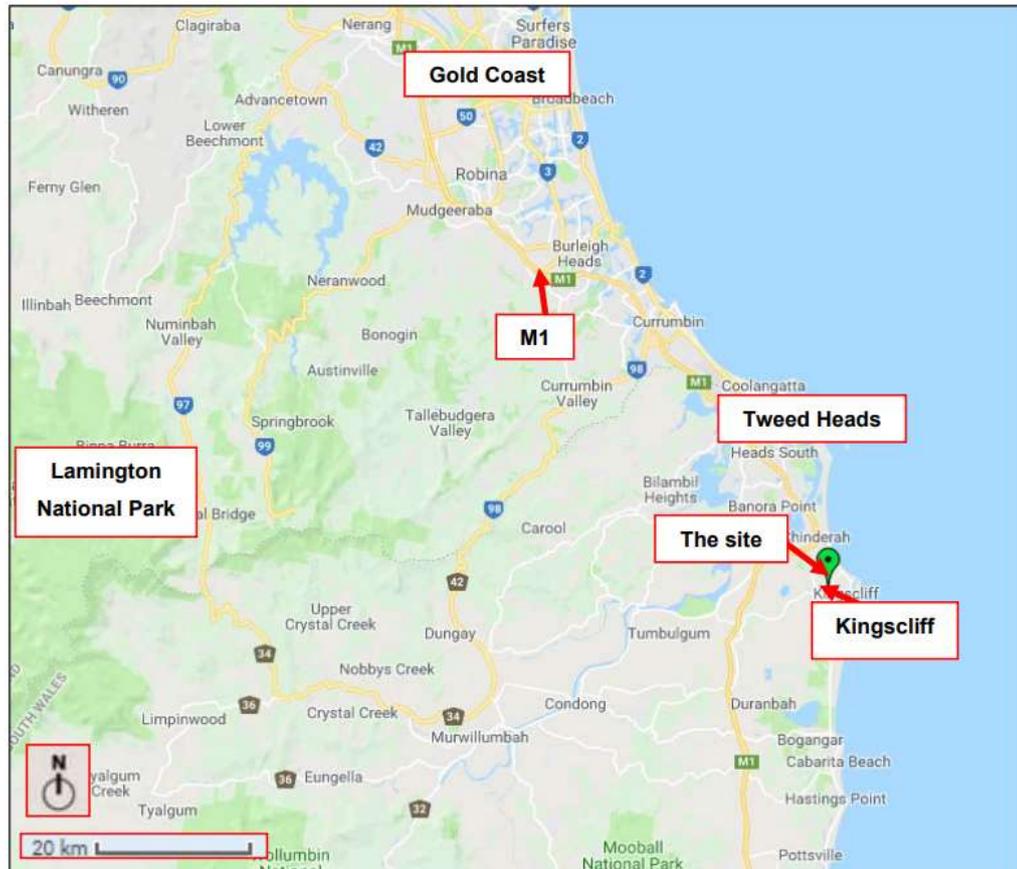


Figure 1 Regional Context Map (Source: SSD 9575 MOD 2 Report (DPIE Major Projects website))

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

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

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

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Figure 2 identifies the project site and the surrounding developments.



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

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2.3 AUDIT TEAM

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

Table 1: Audit team

Role	Name	Qualifications	Experience
Environment Auditor	██████ ██████	Bachelor Engineering (Civil) Masters Environmental Management Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global	20 years of construction environmental management experience Ten (10) years of Environmental auditing experience Member of the TfNSW Infrastructure Auditing Panel.

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

2.4 AUDIT OBJECTIVES

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

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

2.5 AUDIT SCOPE

SNC-Lavalin Atkins has undertaken an Independent Environmental Audit for the construction phase of the New Tweed Valley Hospital Stage 1 works. The audit was undertaken in accordance with the Audit Program and addresses compliance with the relevant Conditions as detailed in the Development Consent and DPIE Independent Audit Post Approval Requirements. These documents were also drawn upon when developing the audit criteria and checklist as preparatory documents for the audit.

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

- > Independent Audit Post Approval Requirements (Department of Planning and Environment)
- > Development Consent (SSD 9575 Mod 2 (28 April 2020))
- > Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans
- > Any environmental licences or other approvals
- > Environmental performance including but not limited to:
 - o Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)

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- Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - Incidents, non-compliances and complaints
 - Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit
 - Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project
- > Environmental Management System (EMS) at a high level
 - > A high-level assessment of whether Environmental Management Plans and Sub-Plans are adequate

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

Table 2: Scope requirements

Scope requirement	Where addressed
Independent Audit Post Approval Requirements (Department of Planning and Environment 2018)	This document
Development Consent (SSD 9575)	Appendix C
Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans	Section 5.1 Appendix C
Any environmental licences or other approvals	Appendix C
Environmental performance including but not limited to:	
> Actual impacts compared with Predicted impacts in the Environmental Impact Statement (EIS)	Section 5.4
> Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts	Section 5.4 Appendix C
> Incidents, non-compliances and complaints	Section 4.8 Section 4.4 Section 4.7
> Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit	Section 3.6 Appendix C
Environmental Management System (EMS) at a high level	Section 0
A high-level assessment of whether Environmental Management Plans and Sub-Plans are adequate.	Section 5.1

2.6 PERIOD COVERED BY AUDIT

Condition C49 of the Development Consent outlines the Independent Environmental Auditing frequency requirements for the Project. The condition requires that an Independent Environmental Audit is undertaken of the SSD in the following periods:

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

In all other respects Table 1 of the Independent Audit Post Approval Requirements (DPIE) remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.

The most recent (third) Independent Audit was undertaken on 11 August 2020, less than six months from the date of the previous/subsequent audit (11 February 2020). The audit focused on issues that were relevant to the current stage of works – Stage 1.

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3 AUDIT METHODOLOGY

3.1 APPROVAL OF AUDIT TEAM

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

3.2 DEVELOPMENT OF AUDIT SCOPE

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

3.3 SUMMARY OF AUDIT PROCESSES

To complete the audit the following was undertaken:

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

3.4 SITE PERSONNEL

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

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

3.5 SITE INSPECTION

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

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

Observations made during the audit include:

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

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

A number of recommendations in relation to the site observations and are documented in Section 4.

3.6 COMPLIANCE DESCRIPTORS

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

Table 3: Compliance descriptors

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

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4 AUDIT FINDINGS - TABLES

4.1 AUDIT FINDINGS SUMMARY

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

Table 4: Audit findings summary

Description	Quantity	Section of Report where addressed
Assessment of Compliance		
Number of Conditions of Approval	145	Section 4.2
Non-compliant	0	Section 4.4
Not triggered	22	Section 4.2
Recommendations identified during the audit	5	Section 4.5
Other		
Penalty notices issued during audit period	0	Section 4.3
Non compliances recorded during the audit period	0	Section 4.4
Complaints reported during audit period	0	Section 4.7
Incidents recorded during the audit period	0	Section 4.8

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4.2 ASSESSMENT OF COMPLIANCE

Table 5 and Figure 3 provide a summary of the assessment of compliance per the relevant section of the conditions of approval.

Table 5: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A – Administrative controls	25	14	0	11
Part B – Prior to commencement of construction	50	47	0	3
Part C – During construction	65	60	0	5
Part D – Post Completion of Stage 1 Construction Works	5	2	0	3

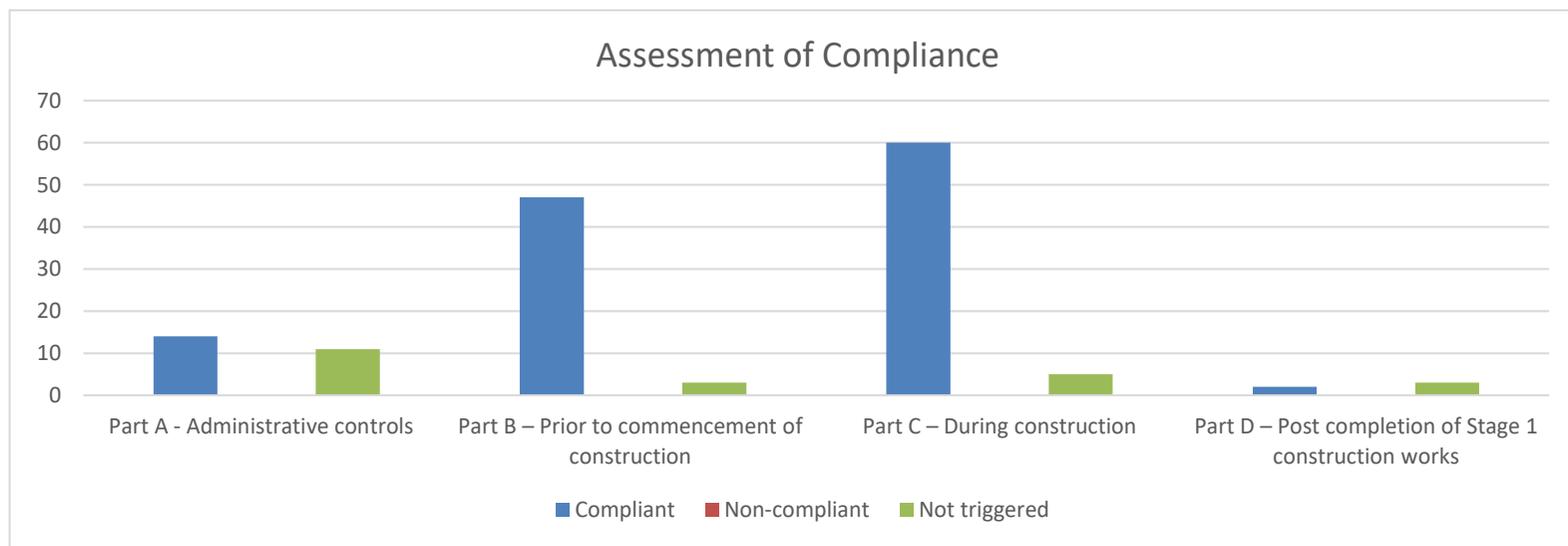


Figure 3: Assessment of compliance

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4.3 PENALTY NOTICES

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

4.4 NON-COMPLIANCES

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

4.5 RECOMMENDATIONS

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

Table 6: Recommendations identified during the audit

Relevant CoA	Requirement	Recommendation
C60	Requirement for prevention of pollution	Place new signage at the concrete wash out pit to minimise the risk of incorrect placement on other parts of the site (and potential for groundwater pollution)
C60	Requirement for prevention of pollution	Place signage at the location of the vehicle refuelling area to prevent operators from refuelling in a high- risk area (e.g. near a stormwater pit) and subsequent pollution incident
C60	Requirement for prevention of pollution	Review the effectiveness of gravel bags around drainage inlet pits and remove those which are either burst or are creating a hazard
C60	Requirement for prevention of pollution	Remove redundant sediment fences in areas where adequate groundcover has been provided
B33	Recent audit undertaken by Greencap in December 2020. Demonstrates compliance with all elements of the Biodiversity Management Plan except one action relating to the translocation of a threatened species. <i>Cryptocara foetida</i>	It is recommended the reasons for the non - survival of the translocated species are investigated and alternative offsets/mitigations are investigated in consultation with the project ecologist.

4.6 PREVIOUS AUDIT ACTIONS

The following table (Table 7) summarises the status of actions arising from previous audits and the progress or outcomes of each action.

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Table 7: Previous audit actions

Relevant compliance requirement	Details of the recommendation	Actions taken/evidence provided	Status (Closed/Open)
A24	<p>Condition A24 requires all documents relevant to the consent to be made publicly available on the project website and shall keep the information up to date.</p> <p>It was recommended that a desktop review is undertaken to ensure the most recent version of project documents is placed on the project website.</p>	<p>The most recent versions of the environmental management plans and up to date records of environmental monitoring and community complaints was placed on the project website.</p>	Closed
B30	<p>B30 requires the Construction Soil and Water Management Plan (CSWMSP) to describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events during Stage 1 construction works, including, but not limited to 1 in 1-year ARI (Annual Recurrence Interval), 1 in 5-year ARI and 1 in 100-year ARI);</p> <p>The following recommendations have been noted for inclusion in the TVH Basin Water Discharge Procedure:</p> <ul style="list-style-type: none"> • The volume of a rainfall event that would trigger an emergency / uncontrolled release from the basin • Detail regarding the requirement to empty / dewater sediment basins within 5 days post rainfall event g) NTU / TSS correlation and ongoing verification 	<p>The TVH Basin Water Discharge Procedure has been updated to include these requirements. NTU/TSS correlation has been initiated however due to dry weather conditions through the audit period, insufficient data has been able to be obtained to form an accurate correlation between TSS and NTU. Correlation will be an ongoing activity dependent on rainfall.</p>	Closed

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Relevant compliance requirement	Details of the recommendation	Actions taken/evidence provided	Status (Closed/Open)
B48	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p> <p>The requirement to notify the Certifying Authority (in addition to DPIE) within 7 days was missed for the previous Construction Compliance Report.</p> <p>It is recommended the internal process to track compliance for time sensitive requirements is reviewed.</p>	<p>The internal process for tracking compliance with time sensitive requirements has been reviewed and updated to provide a mechanism to ensure notifications are undertaken in a timely manner</p> <p>Evidence was observed to demonstrate compliance with this requirement.</p>	Closed
C19	<p>Unattended long-term construction noise monitoring must be undertaken during the Stage 1 works. The results of this monitoring must be provided to the Department for information on a monthly basis after the commencement of the Stage 1 construction works.</p> <p>Records for May and June have not been issued to DPIE. These are to be provided to DPIE each month.</p> <p>It is noted these reports are available online.</p>	<p>Evidence was observed to demonstrate compliance with this requirement.</p> <p>Monitoring results are maintained and up to date on the project website</p>	Closed

4.7 COMPLAINTS

No complaints were received during the audit period.

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4.8 INCIDENTS

No incidents were recorded during the audit period

4.9 PREVIOUS COMPLIANCE REPORT ACTIONS

A Construction Compliance Report was prepared in accordance with the requirements of The Compliance Reporting Post Approval on 15 June 2020, which meets the requirements of SSD condition B47.

The audit team included representatives from Health Infrastructure, TSA Management and Lendlease Building. The audit team conducted a review of the documents and on-site records to assess compliance against the respective SSD conditions.

The audit team conducted an audit against 145 Conditions of Consent. A total of zero (0) non-compliances were identified during the reporting period. As such no previous compliance report actions were required.

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5 AUDIT FINDINGS – DISCUSSION

5.1 REVIEW OF ADEQUACY OF MANAGEMENT PLANS

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

- > Hazardous Materials Management Plan (HMMP)
- > Contamination Management Plan (CMP)
- > Heritage and Archaeological Management Plan
- > Construction Environmental, Health and Safety Management Plan (CEHSMP) including the following sub plans:
 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
 - Construction Noise and Vibration Management Sub-Plan (CNVMSP)
 - Construction Waste Management Sub-Plan (CWMSMP)
 - Construction Soil and Water Management Sub-Plan (CWEMSP)
 - Flood Emergency Response Sub-Plan (FERSP)
 - Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP)
- > Biodiversity Management Plan

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

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

5.2 REVIEW OF ENVIRONMENTAL MANAGEMENT SYSTEM

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

5.3 REVIEW ENVIRONMENTAL PERFORMANCE

Stage 1 of the project is now complete and permanent controls including sealed access roads, grassed batter protection and permanent drainage installed which have reduced the environmental risks substantially when compared with previous audits. Environmental monitoring results for noise and vibration, water quality and dust complied with the relevant criteria. No complaints from residents or nearby stakeholders have been received for the reporting period. The measured environmental performance is high

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

- > Evidence of erosion and sediment controls provided appeared to be operating effectively
- > Stabilised site access including industry best practice truck washdown is in place at key access points
- > There was no evidence of mud being tracked from the Project site
- > No fugitive dust emissions noted in complaints register or observed on site
- > No noise complaints noted in the complaints register

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- > General site housekeeping was a high standard
- > Chemical storage was appropriate for the volume of chemicals being used and stored appropriately
- > Evidence of tree protection controls were provided, along with well-maintained signage
- > Heritage items were appropriately protected on site and stored safely

5.4 ACTUAL AND PREDICTED IMPACTS

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

- > Social and economic
- > Traffic and accessibility
- > Noise and vibration
- > Sediment, erosion and dust control
- > Ecology (site clearing)

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

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

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

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

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

- > ERSED controls (e.g. sediment fences, sediment basins, vehicle washdown)
- > Security fencing (with visible site signage)
- > Fauna crossing fences
- > 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
- > No-go zones
- > Environmental management zones

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- > Bush regeneration zones
- > Tree protection zones
- > Storage for heritage items within a protected area
- > Appropriate offsite disposal of contaminated material
- > Time lapse cameras located on site to record visual air quality data

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

5.5 KEY STRENGTHS

The Project team was able to demonstrate a systematic approach to proactively manage environmental issues on site. An example is the commissioning of an independent ecologist to assess compliance with the Biodiversity Management Plan.

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

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

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

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

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APPENDICES



APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT



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

05/08/2020

Dear [REDACTED]

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

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

In accordance with Condition C47, Schedule 3 of SSD-9575 (the 'Consent') and the Independent Audit Post Approval Requirements, the Secretary has agreed to the inclusion of [REDACTED] to the approved SNC Lavalin audit team:

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

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

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

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

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

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

Yours sincerely



Compliance Team Leader
Compliance

As nominee of the Planning Secretary



APPENDIX B – SITE PHOTOGRAPHS



Photo 1: Environmental Monitoring Station – Boundary Fence



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



Photo 3 Stockpile Site and Sealed Access Road



Photo 4 Tree Protection and Signage



APPENDIX C – INDEPENDENT AUDIT TABLE

TWEED VALLEY HOSPITAL INDEPENDENT AUDIT CHECKLIST

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																																																																																												
SCHEDULE 3 CONDITIONS OF CONSENT FOR STAGE 1 WORKS																																																																																																
PART A ADMINISTRATIVE CONDITIONS																																																																																																
Obligation to Minimise Harm to the Environment																																																																																																
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site Inspection Audit observations	All reasonable and feasible measures implemented. No evidence observed of environmental harm	Compliant																																																																																												
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A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, the Response to Submissions, Supplementary Response to Submissions and environmental management mitigation measures provided in Appendix 2; and (d) <u>generally in accordance with SSD-9575-Mod-1 and SSD-9575-Mod-2; and</u> (e) in accordance with the approved plans in the table below: <table border="1"> <thead> <tr> <th colspan="4">Architectural Drawings prepared by STH and Bates Smart</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>00AR-DWG-10-110 AR-SKE-10-110</td> <td>4 7</td> <td>Construction general arrangement</td> <td>03/05/2019 11/09/2019</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Landscape Drawings prepared by Turf Design Studio</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>L-EIS-1</td> <td>F</td> <td>Tree Removal and Preservation Plan</td> <td>03/05/2019</td> </tr> <tr> <td>LS-DWG -02-001</td> <td>8</td> <td>Tree Removal and Preservation Plan</td> <td>10.10.2019</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Stormwater, Roadwork and Civil Drawings prepared by Bonacci</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>C001</td><td>P5</td><td>Drawing Register and Construction Notes</td><td>03/09/2018</td></tr> <tr><td>C006</td><td>P2</td><td>Soil and Water Management Details</td><td>03/09/2018</td></tr> <tr><td>C007</td><td>P3</td><td>Soil and Water Management Calculations – Sheet 1</td><td>03/09/2018</td></tr> <tr><td>C008</td><td>P2</td><td>Soil and Water Management Calculations – Sheet 2</td><td>11/01/2019</td></tr> <tr><td>C055</td><td>P2</td><td>Retaining Wall Details – Sheet 1</td><td>16/10/2018</td></tr> <tr><td>C056</td><td>P2</td><td>Retaining Wall Details – Sheet 2</td><td>16/10/2018</td></tr> <tr><td>C060</td><td>P2</td><td>Stormwater Drainage Details</td><td>16/10/2018</td></tr> <tr><td>C500</td><td>P2</td><td>Drawing Register and Construction Notes</td><td>05/11/2018</td></tr> <tr><td>C505</td><td>P2</td><td>Sediment and Erosion Control Plan</td><td>05/11/2018</td></tr> <tr><td>C507</td><td>P1</td><td>Soil and Water Management Details</td><td>05/11/2018</td></tr> <tr><td>C540</td><td>P3</td><td>External Works Intersection Plan</td><td>22/11/2018</td></tr> <tr><td>C545</td><td>P2</td><td>Demolition Plan</td><td>05/11/2018</td></tr> <tr><td>C560</td><td>P2</td><td>Civil Works Details</td><td>05/11/2018</td></tr> <tr><td>SK001</td><td>01</td><td>Piling Details Sheet 1</td><td>08/08/2018</td></tr> </tbody> </table>	Architectural Drawings prepared by STH and Bates Smart				Dwg No.	Rev	Name of Plan	Date	00AR-DWG-10-110 AR-SKE-10-110	4 7	Construction general arrangement	03/05/2019 11/09/2019	Landscape Drawings prepared by Turf Design Studio				Dwg No.	Rev	Name of Plan	Date	L-EIS-1	F	Tree Removal and Preservation Plan	03/05/2019	LS-DWG -02-001	8	Tree Removal and Preservation Plan	10.10.2019	Stormwater, Roadwork and Civil Drawings prepared by Bonacci				Dwg No.	Rev	Name of Plan	Date	C001	P5	Drawing Register and Construction Notes	03/09/2018	C006	P2	Soil and Water Management Details	03/09/2018	C007	P3	Soil and Water Management Calculations – Sheet 1	03/09/2018	C008	P2	Soil and Water Management Calculations – Sheet 2	11/01/2019	C055	P2	Retaining Wall Details – Sheet 1	16/10/2018	C056	P2	Retaining Wall Details – Sheet 2	16/10/2018	C060	P2	Stormwater Drainage Details	16/10/2018	C500	P2	Drawing Register and Construction Notes	05/11/2018	C505	P2	Sediment and Erosion Control Plan	05/11/2018	C507	P1	Soil and Water Management Details	05/11/2018	C540	P3	External Works Intersection Plan	22/11/2018	C545	P2	Demolition Plan	05/11/2018	C560	P2	Civil Works Details	05/11/2018	SK001	01	Piling Details Sheet 1	08/08/2018	SSD Conditions Tracker	As previous assessed as compliant, the development is generally being carried out in accordance with the specifications of condition A2.	Compliant
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	No directions from the Planning Secretary	Not triggered.	Not triggered.																																																																																				
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), A2(d) or A2(e) of Schedule 3. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) , A2(d) and A2(e) of Schedule 3, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p> <p style="text-align: right;">[SSD-9575-Mod-1]</p>	No conflicts identified or directions from the Planning Secretary	Not triggered.	Not triggered.																																																																																				
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A5	This consent lapses five years after the date of consent unless the works associated with Stage 1 of the development have physically commenced.	-	As detailed as not triggered/ compliant in the previous audit, as works have physically commenced for stage 1.	Not triggered
A6	This development consent does not include the approval of: <ul style="list-style-type: none"> (a) the four existing sediment basins on the northern side of the Site constructed as part of preliminary works (identified in approved plans in condition A2 of Schedule 3); (b) the indicative layout of the future hospital building identified in approved plans in condition A2 of Schedule 3; (c) demolition of any existing structures on the Site; (d) the "LPG tanks" identified in approved drawing 130559-JHA-HY-DWG-002 Rev 2, prepared by JHA dated 06/05/2019; and (e) any rock blasting activities. 	As per previous audit <ul style="list-style-type: none"> a) The sediment basins were approved under a prior REF and do not form part of the scope of works subject to this audit. c) Complying Development Certificate (29/11/18) d) Construction of LPG tanks not confirmed on site e) No rock blasting activities have occurred 	No Change since previous audit	Compliant
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Site Observations Document reviews	No Change since previous audit	Compliant
Planning Secretary as Moderator				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes have occurred	Not triggered	Not triggered
Long Service Levy				
A9	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Evidence of Long Service Levy Payment - Receipt number is 00371220 (28/02/19)	As assessed as compliant during the previous audit. Long service fund payment sighted.	Compliant
Legal Notices				
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	No advice or notice served on the planning secretary	Not triggered.	Not triggered.
Evidence of Consultation				
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Community Communication Strategy sighted Stakeholder interactions register	As assessed as compliant during the previous audit, consultation phase complete for the preparation of management plans. Mechanism to consult on an ongoing basis includes: <ul style="list-style-type: none"> • cross government working groups • community reference panel • monthly meetings with Kingscliff TAFE and Kingscliff high school. • consultation with surrounding sensitive receivers 	Compliant
Heritage				
A12	The Stage 1 works must include the details of the methods to retain the five walls (where possible, either in part or in full) identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 19 October 2018, in accordance with the recommendations of this report and in consultation with Council, including but not limited to: <ul style="list-style-type: none"> (a) avoidance of works near wall 2 and 5; (b) retention of wall 4 (where possible, either in part or in full) and integration with the carpark area; (c) part retention of wall 3 with evidence that the demolished materials can be reused in the Stage 2 application; and 	August 2019 Presentation Site Map indicating heritage item location of South Sea Islander Dry Stone Walls Heritage Management Plan June 2019 Rev 6.0	As assessed as compliant during the previous audit, the storage area for the heritage items is located outside the construction area of the project, within a protected area (fence). <ul style="list-style-type: none"> • The HMP indicates archival process, location decision, surrounding vegetation management and future actions / outcomes for walls. 	Compliant

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	(d) (d) part retention of wall 1, archival recordings of the demolished section and reconstruction of the remaining section of the wall to ensure its stabilisation.	<ul style="list-style-type: none"> Appendix 1 - Site Layout indicates original area for wall Appendix 5 - Archival Recording Report by Niche Environmental Heritage for Dry Stone Walls Aerial photo of stockpiled blocks away from construction area Site observations	Archival recordings were completed prior to commencement on site by Heritage Specialist. No Aboriginal heritage items have been found on site during construction. No further activities to be undertaken as part of Stage 1. Artefacts are stored safely. Further consultation to be undertaken with South Sea Islander Community for the future use of the heritage items. Resolution will occur at a later stage. Items are stored under cover at the North Eastern Corner of the site.	
A13	If wall 1, wall 3 and wall 4, identified in the Historical Heritage Assessment Report prepared by Niche Environment and Heritage dated 19 October 2018, require removal (either in part or full), then archival recording of the walls must be conducted prior to the commencement of Stage 1 works, in consultation with Council.	Archival Recording Report 23 September 2019	As assessed as compliant during the previous audit, archival recording of the walls was completed prior to the commencement of Stage 1 works.	Compliant
Construction Staging				
A14	The project may be constructed in stages. Where staged construction is proposed, a Staging Report must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction.	Site observations, document reviews	Construction is not staged as part of this Planning Approval (SSD 9575). Completion of Stage 1 is achieved upon the completion of piling and sub-structure elements. No change. SSD 1 not staged	Not triggered
A15	The Staging Report must: <ol style="list-style-type: none"> 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; specify how compliance with conditions will be achieved across and between each of the stages of the project; and set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Site observations, document reviews	Construction is not staged as part of this Planning Approval (SSD 9575).	Not triggered
A16	The project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site observations, document reviews	Construction is not staged as part of this Planning Approval (SSD 9575). No change from previous audit	Not triggered
A17	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Site observations, document reviews	Construction is not staged as part of this Planning Approval (SSD 9575).	Not triggered
Staging, Combining and Updating Strategies, Plans, Programs or Drawings				
A18	With the approval of the Planning Secretary, the Applicant may: <ol style="list-style-type: none"> prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan, program or drawing applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); combine any strategy, plan, program or drawing required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Last audit, noted staging documents have been submitted in accordance with the requirements of Condition A18.	No change from previous audit – no staging proposed for SSD 1	Compliant
A19	If the Planning Secretary agrees, a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Last audit noted revised Tree removal and preservation plan	Normal revisions only – updated and issued to Certifier.	Compliant

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A20	If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Last audit, not triggered	No change since previous audit	Not Triggered
Applicability of Guidelines				
A21	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	-	As assessed in the previous audit as compliant	Compliant
A22	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	-	As assessed in the previous audit as compliant, the specifications of condition A22 regarding the applicability of guidelines are adequately addressed.	Compliant
Monitoring and Environmental Audits				
A23	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Daily Site Diary (28/07/2020) Aconex transmittal sighted. Includes information regarding footings, rectification of site drainage, and at grade car park.</p> <p>Monitoring results (project website)</p> <p>Site observations</p>	<p>As assessed in the previous audit as compliant, regular monitoring and audit are being carried out as per the conditions, and as defined in Division 9.4 of Part 9 of the EP&A Act.</p> <p>The relevant monitoring programs, incident and non-conformance reporting were sighted in the EMP documentation.</p> <p>The initial independent audit was undertaken in August 2019, six (6) weeks after construction commenced and subsequent independent audits have occurred every (6) months.</p> <p>Monitoring for noise and vibration, air quality and complaints are undertaken on a monthly basis and are reported publicly on the project website</p>	Compliant
Access to Information				
A24	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> i. the documents referred to in condition A2 of Schedule 3 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>www.tweedvalleyhospital.health.nsw.gov.au/delivery/early-works/early-works-documents</p> <p>CEMP and Subplans June 2020</p> <p>Complaints Register Nov 2020</p> <p>Noise, Dust and Water Results Nov 2020</p>	<p>Most recent version of environmental management documentation is kept on the project website and is up to date. At time of the audit, November results were in process of being approved for upload onto website and were provided to the auditor separately.</p> <p>Results have subsequently been uploaded to the project website</p>	Compliant
Compliance				
A25	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Builders brief accompanying daily prestart</p> <p>TVH Part B Site Induction Presentation</p>	<p>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 	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Example of toolbox</p> <p>Early Works High Risk Workshop (for Building Retaining walls and substructure) PowerPoint presentation, Dec 2020</p> <p>Visitors induction Dec 2020</p>	<p>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>	
Advisory Notes				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	-	As assessed as compliant during the previous audit	Compliant
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical works at least 48 hours before those dates.	<p>14 June 2019 to commence works on 19 June 2019: letter from HI to DPIE</p> <p>20 June 2019 to commence work on 16 July 2019: email from HI to DPIE compliance planning</p>	<p>Assessed as compliant during the previous audit, Commencement of investigation work (14 June 2019 to commence works on 19 June 2019: letter from HI to DPIE)</p> <p>Start of physical works (20 June 2019 to commence work on 16 July 2019: email from HI to DPIE compliance planning)</p>	Compliant
B2	If the Stage 1 construction works are to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	No staging for early works	Assessed as not triggered during the previous audit – no change	Not triggered
Certified Drawings				
B3	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>a) the relevant clauses of the BCA; and</p> <p>b) this development consent.</p>	<p>Robert Bird – Civil and Structural engineer</p> <p>Signatures witnessed on structural and civil drawings</p> <p>Qualifications of engineers sighted</p>	Assessed as compliant during the previous audit.	Compliant
Protection of Public Infrastructure				
B4	<p>Before the commencement of construction, the Applicant must:</p> <p>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>c) submit a copy of the dilapidation report to the Certifying Authority and Council.</p>	<p>Consultation with service providers document sighted</p> <ul style="list-style-type: none"> form of meeting minutes, summary of correspondence, (essential energy: replies and conversation taking place, electrical, NBN), community stakeholder meeting minutes <p>TSA uploaded dilapidation reports to Tweed Council online portal.</p>	Assessed as compliant during the previous audit.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																											
		<p>Pre-construction dilapidation report witnessed outlines the relevant conditions.</p> <ul style="list-style-type: none"> Included areas assessed (sighted as just before and just after project boundary on Cudgen Road [private property going onto road and northern row of Tafe], roads, gutters and pathway reports sighted). <p>BMG (Blackett Maguire & Goldsmith) certifier: sighted issue of report, response received with crown certificate.</p>																													
Biodiversity																															
B5	<p>Prior to carrying out of the Stage 1 construction works that would impact on biodiversity values, the following credits must be retired to offset the residual biodiversity impacts of the development:</p> <p>a) ecosystem credits as specified in Table 1:</p> <p><i>Table 1 Ecosystem credits required to be retired - like for like</i></p> <table border="1" data-bbox="308 911 1026 1255"> <thead> <tr> <th>Impacted community type</th> <th>plant</th> <th>Number of ecosystem credits</th> <th>IBRA sub-regions from which the credit can be sourced</th> <th>Plant community type(s) that can be used to offset the impacts from development</th> </tr> </thead> <tbody> <tr> <td>PCT 1302 - White Booyong – Fig subtropical rainforest of the NSW North Coast Bioregion</td> <td></td> <td>3.00</td> <td>Burringbar-Conondale Ranges, Scenic Rim and Sunshine Coast-Gold Coast Lowlands or Any IBRA subregion that is within 100 Kilometres of the outer edge of the impacted site.</td> <td>Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions (including PCT's 669, 670, 770, 845, 886, 887, 1068, 1201, 1275, 1302, 1525, 1527, 1528, 1529, 1533, 1534, 1535, 1541, 1545)</td> </tr> <tr> <td>Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions endangered ecological community</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>b) species credits as specified in Table 2:</p> <p><i>Table 2 Species credits required to be retired – like for like</i></p> <table border="1" data-bbox="308 1346 1026 1577"> <thead> <tr> <th>Impacted species credit species</th> <th>Number of species credits</th> <th>IBRA sub-regions from which the credit can be sourced</th> </tr> </thead> <tbody> <tr> <td><i>Coeranoscincus reticulatus</i> Three-toed Snake-tooth Skink</td> <td>6.00</td> <td>Any in NSW</td> </tr> <tr> <td><i>Cryptocarya foetida</i> Stinking Cryptocarya</td> <td>2.00</td> <td>Any in NSW</td> </tr> <tr> <td><i>Ninox strenua</i> Powerful Owl</td> <td>6.00</td> <td>Any in NSW</td> </tr> </tbody> </table>	Impacted community type	plant	Number of ecosystem credits	IBRA sub-regions from which the credit can be sourced	Plant community type(s) that can be used to offset the impacts from development	PCT 1302 - White Booyong – Fig subtropical rainforest of the NSW North Coast Bioregion		3.00	Burringbar-Conondale Ranges, Scenic Rim and Sunshine Coast-Gold Coast Lowlands or Any IBRA subregion that is within 100 Kilometres of the outer edge of the impacted site.	Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions (including PCT's 669, 670, 770, 845, 886, 887, 1068, 1201, 1275, 1302, 1525, 1527, 1528, 1529, 1533, 1534, 1535, 1541, 1545)	Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions endangered ecological community					Impacted species credit species	Number of species credits	IBRA sub-regions from which the credit can be sourced	<i>Coeranoscincus reticulatus</i> Three-toed Snake-tooth Skink	6.00	Any in NSW	<i>Cryptocarya foetida</i> Stinking Cryptocarya	2.00	Any in NSW	<i>Ninox strenua</i> Powerful Owl	6.00	Any in NSW	<p>Greencap ecologist engaged through TSA – completed biodiversity offset credits. Credit report sighted, species in Table 2 and credits sighted as correct.</p>	<p>Assessed as compliant during the previous audit.</p>	<p>Compliant</p>
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B6	<p>The requirement to retire like – for – like ecosystem credits and like – for – like species credits in condition B5 of Schedule 3 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits / species credits, as calculated by the Biodiversity Offsets Payment Calculator.</p>	<p>Biodiversity payment summary report.</p>	<p>Assessed as compliant during the previous audit.</p>	<p>Compliant</p>																											
B7	<p>Evidence of retirement of credits in condition B5 or payments to the Biodiversity Conservation Fund in satisfaction of condition B6 must be provided to the Planning Secretary for approval prior to the commencement of the Stage 1 works that would impact on the biodiversity values.</p>	<p>Tax invoice from NSW Biodiversity Conservation trust for total amount. Email correspondence of payment confirmation from TSA to HI.</p>	<p>Assessed as compliant during the previous audit.</p>	<p>Compliant</p>																											

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Section 6.33 Certificate witnessed (5 July 2019) confirms the offsets have been accounted for.		
Site Contamination				
B8	Prior to the commencement of any construction works on the Site as part of this development consent, the Applicant must engage a Site Auditor accredited by the NSW Environment Protection Authority under the Contaminated Land Management Act 1997, for the full duration of additional soil investigation works / additional contamination assessment (as required by this development consent), the remediation works programme, post remedial validation works and preparation and / or implementation of management plans.	The NSW EPA accredited Site Auditors for the development consent are Andrew Lau & Arthur Teo (JBS&G) Letter sighted (29 May 2019) – issued to the Certifying Authority (and DPIE approving the auditors).	Assessed as compliant during the previous audit.	Compliant
B9	The Applicant must undertake the following additional investigation of soil and groundwater contamination in the vicinity of the demolished farm shed area, the potential sheep dip structures on the site, the farm dump areas after the removal of the surface slabs and other infrastructure, and the farm dam, prior to the commencement of any construction works in relation to Stage 1 of the development (excluding remediation works) to these areas of the Site. The further assessment must include: a) soil testing at depths to delineate the vertical extents of any fill materials, and contamination (beyond the previously conducted investigation limits of 0.3m depth); b) groundwater monitoring, including gauging and sampling; and c) tests for all relevant contaminants of concern including but not limited to arsenic.	Groundwater and soil investigation report sighted (August 2019) prepared by Cavvanba consulting. Scope for remediation consultant sighted.	Assessed as compliant during the previous audit. All remediation has now been completed. Final Report issued by CAVANNBA and EPA site audit statement issued No further remediation required	Compliant
B10	An additional Soil and Groundwater Investigation Report, delineating the extent of any contaminants found in carrying out the investigations in accordance with condition B9 of Schedule 3, must be reviewed and endorsed by the Site Auditor (as required by condition B8 of Schedule 3), and a copy of the Report and interim site audit advice endorsing the Report must be submitted to the Certifying Authority and Planning Secretary.	Interim site audit advice received from JBS&G (email sighted) reporting satisfaction with RAPs. Submission to CA and DPIE sighted. Site audit statement, NSW EPA sighted.	Assessed as compliant during the previous audit.	Compliant
B11	If the additional Soil and Groundwater Investigation Report, required by condition B10 of Schedule 3, concludes that there are elevated levels of contamination in the investigation areas, then the following documents must be updated (as required) to include additional remediation strategies addressing the results of the additional investigations: a) Remedial Action Plan (RAP) Addendum for the Residential House (18084 R02) and the Farm Shed (18084 R04) dated January 2019 prepared by Cavvanba Consulting; and b) Remedial Action Plan dated 1 February 2019 prepared by Octief. The updated RAPs (if required) must be endorsed by the engaged Site Auditor, and a copy of the updated RAPs accompanied by interim site audit advice from the Site Auditor endorsing the documents must be submitted to the Planning Secretary prior to the commencement of the remediation works on the Site.	The updated RAP for the House was approved with the auditor stating they have no further comments (via aconex correspondence)	All remediation has now been completed. Final Report issued by CAVANNBA and EPA site audit statement issued No further remediation required	Compliant
B12	The assessment and management of identified contaminants on the Site must be undertaken having regard to guidelines made or endorsed by the NSW EPA including but not limited to: a) Sampling Design Guidelines (NSW EPA, 1995) www.epa.nsw.gov.au/resources/clm/95059samppgdline.pdf ; b) Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA, 2017) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-thensw-site-auditor-scheme-third-edition ; c) Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH 2011) www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf ; d) Guidelines for the Assessment and Management of Groundwater Contamination (NSW DEC 2007);	Contaminated Land Management Plan Soil and Groundwater investigation plan	Assessed as compliant during the previous audit, and management plans have been prepared to address the requirements of Condition B12.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>e) The National Environment Protection (Assessment of Contamination) Measure 1999 (as amended 2013, NEPC 2013);</p> <p>f) Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018); and</p> <p>g) Australian and New Zealand Guidelines for Fresh and Marine Water Quality - Water Quality for primary industries (ANZECC 2000).</p>			
B13	<p>The updated RAP (if required as per condition B11 of Schedule 3) must include:</p> <p>a) an unexpected finds contamination procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>b) a Construction Health, Safety and Environment Management Plan to mitigate risks to site workers and environment during the development arising from exposures to potential contamination.</p>	<p>Updated RAPs sighted.</p> <p>a) Procedure sighted</p> <p>b) Remediation plan included – with reference to exposure, medical clinic/ hospital details</p> <p>Letter confirming works are to be in accordance with management plans and RAPs.</p> <p>Final Site Audit Statement</p>	<p>Assessed as compliant during the previous audit, the updated RAPs include construction, health, safety and environment with reference to the project H&S plan.</p>	Compliant
B14	<p>Where any material identified as contaminated is to be disposed off-site, the disposal location and results of soil testing must be submitted to the Planning Secretary prior to its removal from the site.</p>	<p>Evidence of disposal permit processes were sighted including:</p> <ul style="list-style-type: none"> Approval of disposal permit 27 August 2019. Submitted to DPIE on 12 November 2019. Approval of disposal permit 3 October 2019. <p>Email correspondence sighted with classification of soil as general solid waste 24 September 2019</p> <p>Waste from Farm pit classified as general solid waste (confirmed not contaminated).</p> <p>QLD Disposal permit for the removal of asbestos application.</p> <p>Material taken to QLD waste facility</p>	<p>As assessed as compliant in the previous audits, contaminated material has been appropriately disposed off-site. Evidence of disposal permits, and correspondence relating to waste classification were provided during the audit.</p> <p>No additional contaminated material has been disposed offsite other than the material disposed previously.</p> <p>No further offsite disposal since previous audit. All remediation works have been completed and Site Auditor Statement issued</p>	Compliant
B15	<p>A Hazardous Materials Management Plan (HMMP) must be prepared and submitted to the Site Auditor for review and approval, prior to the commencement of the remediation works on the Site. The HMMP must satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 'asbestos wastes'.</p>	<p>HMMP sighted.</p> <p>Review Comments and approval sighted (JBS&G).</p>	<p>Assessed as compliant during the previous audits.</p>	Compliant
B16	<p>The following documents with all details of the proposed remediation / hazardous management (as required by conditions B11 to B15 of Schedule 3) and validation strategies must be provided to the Site Auditor for review and approval, prior to remediation works commencing on the Site:</p> <p>a) a Site Plan identifying all areas that need to be remediated;</p> <p>b) a Works Plan;</p> <p>c) a Validation Sampling and Analysis Quality Plan (VSAQP); and</p> <p>d) a Work Health and Safety Plan (WHSP).</p> <p>A copy of the document, accompanied by interim site audit advice from the Site Auditor endorsing the document, must be submitted to the Certifying Authority.</p>	<p>This has been completed as part of the HMMP issued to site auditor.</p> <p>Review Comments and approval for Works Plan sighted (JBS&G).</p> <p>Cavvanba completed and issued to Auditor.</p> <p>Feedback from JBSG for WHSP sighted.</p> <p>The feedback sheet from JBSG sighted.</p>	<p>Assessed as compliant during the previous audits.</p>	Compliant
B17	<p>Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan Addendum for the Residential House (18084 R02), Remedial Action Plan Addendum for the Farm Shed (18084 R04) dated January 2019 prepared by Cavvanba Consulting, Remediation Action Plan prepared by</p>	<p>Updated RAPs</p> <p>Final validation report November 2019</p>	<p>Assessed as compliant during the previous audits remedial works have been completed, backfilled and gravelled.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	OCTIEF PTY LTD dated 1 February 2019 and the additional updated recommendations in accordance with condition B11 and B13 of Schedule 3.	Submission evidence to the DPIE sighted.	Stringent requirement (0 asbestos fibres) was achieved. Updated RAPs have been submitted to the DPIE. Validation Report completed by Cavvanba. No further remediation undertaken since previous audit.	
B18	The appointed Site Auditor must prepare a Site Audit Report and Section A Site Audit Statement for all parts of the Site identified in the Site Plan in condition B16(a) of Schedule 3, upon completion of remedial works, remediation validation program, and management of hazardous or residual contaminated material in accordance with conditions B11 to B15 of Schedule 3. The Site Audit Report and Section A Site Audit Statement must verify that the relevant parts of the site (as identified in condition B16 of Schedule 3) have been remediated in accordance with the RAP (as updated), other identified validation strategies in condition B16 of Schedule 3 and is suitable for the hospital land use.	Site Audit Report and Site Audit Statement provided by JBS&G 22 November 2019	Assessed as compliant during the previous audits, all Cavvanba work is validated in the Site Audit Report and provides the clearance certificate/statement for the site.	Compliant
B19	The Site Audit Statement is to be submitted to the satisfaction of the Certifying Authority, prior to the commencement of construction works in relation to Stage 1 of the development, to those areas of the Site requiring remediation in the Site Plan required by condition B16(a) of Schedule 3.	Site Audit Statement JBS&G 22 November 2019 Correspondence BM+G provided statement on 14 Jan 2020	Assessed as compliant during the previous audits, no waste was reused on site (no asbestos mounds). Site Audit Statement issued to the certifier (BMG) to certify statement.	Compliant
Utilities and Services				
B20	Before the construction of each utility works (such as hydraulic, sewer, electricity, telecommunications etc.) associated with the development, the Applicant must: a) obtain an agreed approach with Council regarding the proposed water and sewer headworks and the associated connections from Council for Stage 1 works and the future Stage 2 application; b) apply to Council for connections to Council's water supply and sewerage infrastructure; and c) obtain relevant approvals from Council (including payment of any financial contributions for water and sewer connections where applicable), the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Tweed Valley Hospital Water Meter Connection Application 2019 Tweed Valley Hospital Water Meter Connection Quote 2020 Signed connection agreement between HI and Essential Energy. 16/7/2020 Draft application (Data Carriage Request Form) - Internal form to Dept of Health procurement Confirmation email from Origin 20/4/20 that gas can be supplied to the site Application to Tweed Valley Council for Sewage Injection Facility (Dec 20)	Application to Tweed Shire Council and quote sighted as part of the audit. Connection to electricity network and sewerage system have not been applied for, works have not commenced. Application process has been initiated. Electrical application Provisions have been installed for future communication network. Procurement of services has commenced. Technically not triggered as construction of services is yet to commence	Not Triggered
Community Communication Strategy				
B21	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and d) set out procedures and mechanisms:	Community Communication Strategy prepared by HI: a) Section 2: Stakeholders b) Section 3: Communication tools c) Section 4: Feedback mechanisms and procedures	Complaints Register: <ul style="list-style-type: none"> Minimal complaints received (11) over the life of the Project (as of the date of the audit) Zero Complaints Received since last audit (last complaint July 2020 relating to odour) Complaints register is updated and published monthly on the project website (last updated 30 Nov 2020) 	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to the Stage 1 construction works, including disputes regarding rectification or compensation.	Site diary (15/07/2020) – Supervisor documented communication with complainant Community notice outlining upcoming work, December 2019 and January 2020, sighted. Complaints Register updated 30 November 2020.		
B22	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any Stage 1 construction works.	Email 18 June 2019 from HI to DPIE sighted.	Assessed as compliant during the previous audits, the Community Communication Strategy has been submitted to the Planning Secretary and is available on the project website.	Compliant
B23	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Approval letter 8 July 2019 from Secretary to HI sighted.	Assessed as compliant during the previous audits.	Compliant
Environmental Management Plan Requirements				
B24	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul style="list-style-type: none"> a) detailed baseline data; b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above. e) a contingency plan, including relevant timeframes, to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria; f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (iv) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	Environment, Health and Safety Management Plan (24/6/20, Issue No. 10.3) Online platform used for monitoring and reporting called 'enablon'	Environment, Health and Safety Management Plan (24/6/20) and sub plans prepared in accordance with relevant guidelines. Plans regularly reviewed and revised if required. The SSD conditions are listed in a compliance table at the start of each management plan and cross referenced to the section within the document. Managing and reporting in relation to the environmental management plans is implemented through: <ul style="list-style-type: none"> • Daily inspections • Daily checklists • Application for supervisor/engineering review <ul style="list-style-type: none"> ○ Actions and timelines are managed via the inspection application ('enablon') on the tablet ○ App includes prompts. Managers are able to view open and closed observations. Dashboard for tracking actions can be viewed. 	Compliant
Construction Environmental Management Plan				
B25	The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: <ul style="list-style-type: none"> a) Details of: 	Environment, Health and Safety Management Plan (24 June 2020, Issue No. 10.3)	The Construction Environmental Management Plan has been prepared and included as part of the Project Construction Environmental, Health and Safety Management Plan.	Compliant

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

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

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

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

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(v) awareness training for employees and contractors.			
B32	<p>The Construction Air Quality Management and Dust Management Sub-Plan (CAQDMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with NSW EPA and the Council; b) describe the measures that would be implemented on site to ensure: <ul style="list-style-type: none"> (i) the control of air quality and odour impacts of the Development, in particular, during rock crushing and piling activities; (ii) that these controls remain effective over time; (iii) that all reasonable and feasible air quality management practice and measures are employed, with specific reference to the rock crushing and piling activities, including the relevant measures listed in Appendix 2 of this document; (iv) the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and (v) compliance with the relevant conditions of this consent. c) include performance objectives for monitoring dust and ensuring no off-site air quality impacts to users of Kingscliff TAFE, and nearby residences and other businesses; d) includes an air quality monitoring program that: <ul style="list-style-type: none"> (i) is capable of evaluating the performance of the construction works; (ii) includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints; (iii) adequately supports the air quality performance objectives; and (iv) evaluates and reports on the effectiveness of air quality management for the construction works. e) details on monitoring weather conditions and communicating changing conditions to the workforce; and f) stop work procedures if performance objectives are not being met. 	<p>Air Quality Sub-Plan sighted. (7 February 2019 Revision No. 9)</p> <p>Recent update 23/6/20 (rev 9.2)</p>	<p>As assessed as complaint during previous audits, the Air Quality Management and Dust Management Plan has been prepared to address condition B32.</p>	Compliant
Biodiversity Management Plan				
B33	<p>The Applicant must prepare a Biodiversity Management Plan for the Stage 1 works (Stage 1 BMP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) all recommendations to mitigate the direct, indirect and prescribed impacts for Stage 1 works contained in the endorsed BDAR, the MNES Report and the management and mitigation measures in Appendix 2; b) details of measures to protect the vegetation on the northern part of the Site, specifically the coastal wetlands mapped under Coastal Management SEPP; c) details of measures to protect all trees identified for retention in Drawing No L-EIS-1 Rev F LS-DWG-01-001, Rev8, <i>Tree Removal and Preservation Plan</i> prepared by Turf Design dated 03/05/2019 10.10.2019 and in the <i>Preliminary Arboricultural Report</i> prepared by Arbor safe dated 17 October 2018; d) the feasibility of translocation of the one <i>Cryptocarya foetida</i> proposed to be removed from the Site; e) a Vegetation Management Sub-Plan (VMP) for the Site during the construction works; f) a Habitat Management Sub-Plan (HMP) for the identified threatened species, ecological endangered communities (EEC) and threatened ecological communities (TEC) including the Koala food trees Zone 6; g) A Fauna Management Sub-Plan (FMP) for the Site including details of impacts and proposed mitigation measures due to impact on movement, construction traffic, proposed construction hours, details of any fencing, restricting developments in identified areas, light spill, construction noise and on-site crane movements; and h) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected. <p style="text-align: right;">[SSD-9575-Mod-1]</p>	<p>Biodiversity Management Plan Stage 1 sighted June 2019, prepared by Greencap.</p> <p>Tree Protection Zone signage – observed to be in place</p> <p>Site Observations</p> <p>Biodiversity Management Plan Site Visit Audit Report (Greencap December 2020)</p>	<p>Photos of protective fencing in place, tree-protection zones and no-go signage were provided during the audit and observed to be maintained. –</p> <p>No weed proliferation observed during audit minimal weeds on site.</p> <p>Recent audit undertaken by Greencap in December 2020. Demonstrates compliance with all but one action of the BMP relating to the translocation of a threatened species. <i>Cryptocarya foetida</i></p> <p>It is recommended the reasons for the non - survival of the translocated species are investigated and alternative offsets/mitigations are investigated in consultation with the project ecologist.</p>	Compliant
B34	<p>The Stage 1 BMP must be prepared in consultation with OEH and be submitted to the Planning Secretary for approval prior to the commencement of construction works on the Site, approved under Stage 1 of this consent.</p>	<p>BMP consultation section (s 1.9). OEH comments register for BMP.</p>	<p>Assessed as complaint during previous audits.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Approval letter 12 July 19 from DPIE to HI.		
Construction Parking				
B35	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel.	Site car parking layout Updated site plan (27/01/20). Site Observations	Assessed as compliant during previous audits. Photo evidence of parking facilities Heavy vehicles are located immediately inside the compound entrance. This area is manned by a gate supervisor. No complaints received regarding vehicle parking on local roads. Information is communicated through daily prestart and site induction.	Compliant
Road Design and Traffic Facilities				
B36	All roads and traffic facilities (including provision of access points) must be designed to meet the relevant standards / design specifications of Council and or RMS. The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Section 138 (Application for Access) sighted – Tweed Council to TSA management.	No change since previous audit	
B37	Prior to the commencement of works for the vehicular access A (as marked in the approved plans in condition A2 of Schedule 3, the Applicant must prepare the final design of this access point in consultation with Council. The design of the access A must consider: a) analysis of the suitability of alternate design options such as provision of a deceleration lane in lieu of the proposed slip lane, to mitigate rear end crashes and also provide an access at right angles to Cudgen Road; and b) safety of pedestrians and cyclists using the shared path along the Cudgen Road frontage including a Road Safety Evaluation (RSE) (in accordance with the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) must be prepared by a suitably qualified person for all of the alternative design options considered; c) additional road safety measures and / or traffic management measures in accordance with the recommendations of the RSE.	Determination of Application under S138 6 Sep 2019 Driveway Option 1 developed by RSA 3 July 2019 Driveway Option 2 developed by RSA 3 July 2019 Access Design Drawings 25 August 2019	As assessed as complaint during previous audits, a Road safety evaluation was undertaken by Bitzios <ul style="list-style-type: none"> Road safety analysis of slip lane driveway options Visibility of pedestrian movements investigated Evaluation of the access point 	Compliant
B38	The final design of the vehicular access A (as marked in the approved plans in condition A2 of Schedule 3) must be approved by the Planning Secretary, prior to commencement of these works.	DPIE approval letter 11 November 2019	Assessed as complaint during the previous audits	Compliant
Intersection Works				
B39	Prior to the commencement of Stage 1 works relating to road / pavement / or driveway crossover construction on Cudgen Road and Turnock Street intersection upgrade works (roundabout improvement), the Applicant must submit design plans to the relevant road authority (Council and / or RMS) and obtain relevant approvals.	Section 138 (Application for Access) sighted.	Assessed as complaint during the previous audits	Compliant
Pre-Construction Dilapidation Report				
B40	The applicant must prepare and submit a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining private properties, and the buildings within the Kingscliff TAFE site that front on to Cudgen Road (the northern-most row of buildings). A copy of the report must be provided to Council and the Certifying Authority.	Pre-construction dilapidation reports sighted. Prepared by B&P surveys Six properties and TAFE buildings	Assessed as complaint during the previous audits	Compliant
Stormwater Management System				
B41	Prior to the commencement of construction, the Applicant must design the stormwater management system for the Stage 1 works and submit it to the satisfaction of the Certifying Authority. The system must: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the plans approved in Condition A2 of Schedule 3; c) be in accordance with applicable Australian Standards; d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; and	Erosion and Sediment Control Plan (30 July 2020) sighted. Design certificate (26 June 2019) Approval sighted in crown certificate	As assessed as compliant during previous audits. The design was approved by certifier and design certificate issued (26 June 2019) ERSED plans appropriately updated. Approved by Colin Rope (Birds civil team lead) on 30 July 2020.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	e) ensure that the stormwater system does not increase the pre-development peak flows.		ERSED plan has been updated to remove some temporary controls and mark up the relocation of a stockpile area.	
Stockpiles				
B42	The location of the stockpiles of waste materials for disposal and of materials for re-use or recycling on the Site must be planned and mapped prior to the commencement of any works on the site. The details are to be provided to the Certifying Authority and a copy submitted to the Planning Secretary for information prior to the commencement of works. To reduce visual impacts on the surrounding locality, the height of each stockpile must not exceed 3m.	Erosion and Sediment Control Plan (30 July 2020) sighted. Drawings from plan also sighted. The CSWMP (20/03/20) – submitted to certifying authority. Approval through crown certificate (2/04/2020) Site Observations	DPIE compliance team have reviewed stockpile locations and maintenance during previous site inspections – no issues raised. Recent ERSED Plan include locations of stockpiles. Stockpile Height was observed on site to be less than 3m. ERSED Plan shows location of stockpile as per location observed in the field.	Compliant
Elements of Stage 1 works				
B43	Detailed drawings of the following elements of Stage 1 works must be submitted to the Certifying Authority prior to commencement of works on the Site: a) all retaining walls on the Site, with a maximum height of 3.4m above the ground level at that location; b) battered embankments proposed on the western boundary in lieu of retaining walls; c) details of the piling works; d) additional landscape treatment measures to reduce the adverse visual impacts of the retaining walls on the Site; e) the impervious areas including the haul roads and the construction car parking areas; f) details of incorporation of the recommendations of the Preliminary Geotechnical Investigation prepared by Morrison Geotechnics dated September 2018 and the addendum dated December 2018, in the construction of the retaining walls, battered embankments, and piling works; and g) details of the existing sediment basin on the north-western corner of the site or proposed alterations to this basin as part of the Stage 1 works (if needed) to demonstrate that the basin as a minimum volume of 4000 cubic metres.	a) Civil drawings – sighted with signatures. b) Design statements from qualified design personnel include the relevant conditions. c) Piling plan d) Prepared by Turf landscapers – detailed sketch e) Plans showing impervious services – roads f) CA satisfied it is included as a reference in the design statement – not captured in drawings g) Stage2 SSDA BioRetention Basin Plan and Details RBG-CV-DWG-RIE-86-310 Crown Certificate 2 April 2020	Drawings have been updated in response to the approval of the Crown Certificate on 2 April 2020. No change since previous audit.	Compliant
Roadworks and Access				
B44	Prior to the commencement of construction of the vehicular access points to the Site and associated crossovers, the Applicant must submit detailed design plans to the satisfaction of the relevant road authority (Council and / or RMS) and obtain approval under section 138 of the Roads Act 1993.	Section 138 (Application for Access) approval for slip lane and roundabout	Assessed as compliant during previous audits	Compliant
Outdoor Lightings				
B45	The Applicant must ensure the lighting associated with the construction works: a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Sighted in Appendix 10 of CEMP. Temporary external lighting report (15 May 2019) sighted – reference to standards and the positioning of lights. Design statement developed by LCI confirming the position of the lights.	Only night - time lighting is associated within the site compound. No works outside hours during the audit period No records of non-compliances or complaints observed.	Compliant
Compliance Reporting				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B46	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Compliance monitoring and reporting document sighted. June 2020 on website Email from HI to DPIE dated 20 June 2019.	6 monthly compliance report has been prepared. Monthly internal compliance report and minutes are prepared. Weekly site meetings are undertaken. Compliance Tracking Program is in place. Latest compliance report was June 2020.	Compliant
B47	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Pre-construction compliance report (19 July 2019) Construction Compliance Report (18 February 2020) Construction Compliance Report (15 June 2020) Correspondence and submission to DPIE on 10 August 20	The first two (2) compliance reports were appropriate to the nature and stage of the project. The June Construction Compliance Report has been submitted to DPIE on the 10 August 2020	Compliant
B48	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Pre-construction compliance report (19 July 2019) Construction Compliance Report (18 February 2020) Construction Compliance Report (15 June 2020) Correspondence of notification to Certifying Authority on 11 May 2020	Pre-construction Compliance report has been posted online. The January and June Construction Compliance Reports has been and posted online. DPIE were notified of the report being posted online within the appropriate timeframes. It was noted in the audit that Certifying Authority was not notified that the January Construction Compliance Report was being published online. The requirement to notify the Certifying Authority (in addition to DPIE) within 7 days was missed for the previous Construction Compliance Report. The internal process to track compliance for time sensitive requirements has been reviewed as recommended by the previous audit. A column has been included in time tracker to ensure timeframes are met as part of the compliance tracking program	Compliant
B49	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	-	Condition relates to operational phase. Audits still in construction phase	Not triggered
Temporary Sanitary Facilities				
B50	Temporary sanitary facilities are to be provided on site for persons employed for site and construction works. Each toilet provided must be:	Toilets are chemical closets / portable toilet – pumped out twice a week. Site designs sighted.	No change since previous audits	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>a) a standard flushing toilet connected to public sewer or an approved accredited sewage management facility subject to approval from Tweed Shire Council. The required application under Section 68 of the Local Government Act is to include Hydraulic Engineering or On-site Sewerage Management Design, or</p> <p>b) Chemical closet.</p>	Ausco Modular Hire Quotation including chemical closet quotation, sighted.		
PART C DURING CONSTRUCTION				
Approved Plans to be On-Site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Plans, specifications and documents sighted, and readily available on site	Unchanged since previous audit	Compliant
Site Notice				
C2	<p>A site notice(s):</p> <p>c) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>d) is to satisfy all but not be limited to, the following requirements:</p> <p>i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	Site notice board sighted and in accordance with requirements.	Site Notice Board observed on site which satisfies the Condition C2.	Compliant
Operation of Plant and Equipment				
C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<p>Mobile equipment tag procedure discussed</p> <p>Updated plant register – standard checklist on site latest update – (10/12/20)</p>	<p>Pre-start checklist for plant and equipment</p> <p>Plant on-boarding checklist</p> <ul style="list-style-type: none"> • service records • qualified mechanic • plant checklist <p>Pink sticker indicated checks have been performed on the vehicle.</p> <p>Plant register is kept and maintained.</p> <p>Verification of Competence (VOC) records kept on site.</p>	Compliant
Demolition				
C4	Demolition works (including removal of any remaining slabs on the Site) must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	<p>No demolition works on-site at time of audit.</p> <p>Letter from Lendlease to BM&G (11 July 2019) to confirm no demolition works to be undertaken. Response from BM&G received in crown certificate.</p>	No demolition since previous audit	Not triggered
Construction Hours				
C5	<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>	Works have been undertaken within standard working hours. No application has been submitted for extended working hours in accordance with COVID 19 dispensation	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		All deliveries undertaken within specified hours.		
C6	Activities may be undertaken outside of the hours in condition C5 of Schedule 3, if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Out of Hours Protocol in place (HI) in the event out of hours works (OOHW) are required. Letter of OOHW approval from DPIE 10 December 2019	No application for OOW works since previous audit. No complaints received due to working outside hours	Compliant
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Community notification 11 December 2019	Notification issued to community before OOHW works occurred on 18 December 19 – no OOHW have occurred since previous audit	Compliant
C8	The construction hours must include respite periods and specific times for activities during the day (outside the sensitive times), as required by condition B28(g) of Schedule 3 of this consent, for the high noise generating construction activities (such as activities that would reach or exceed the Highly Affected Noise Level as defined in the ICNG).	Respite periods outlined in the NVMP.	Respite periods have been implemented on site on one (1) occasion – no respite periods have been enacted since previous audit.	Compliant.
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans) and the Stage 1 BMP (including Sub-Plans).	Subcontractors have pre-start meetings – about the management plans. Induction slides Pre-starts Daily builders brief Supervisors provided with management plans.	The development is being carried out in accordance with the approved CEMP, BMP and associated sub-plans. Plans have been reviewed between June 2020 and October 2020. Most recent versions are placed on the project website.	Compliant
Construction Traffic				
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	No parking outside of site. Parking facilities on-site (parking plan sighted) Site entrance viewpoint observed. No cars or work vehicles parked on adjacent roads	Site entrance has been designed to allow vehicles to pull off the road, without entering the compound. The requirement for no off-site parking is included in the induction.	Compliant
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Section 138 (Application for Access) permits sighted. Notice No. DWY19/0126 (Entry A) Notice No. DWY19/0127 (Entry B – Round-a-bout) Notice No. DWY19/0128 (temporary entrance)	Previously noted: Section 138 permit obtained for Entry A and Entry B, however this is not currently required as the road is not occupied. – No further change since previous audit	Compliant
SafeWork Requirements				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Daily fencing/ hoarding/ signage checklist – example sighted (16 August 2019). Observation report sighted – 10 September 19 Perimeter fence inspection, 26 November 2019, sighted. Mobile observation outlining locations shade cloth had fallen and subsequent actions, 9 September 2019, sighted.	Assessed as compliant during previous audits.	Compliant
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Daily fencing/ hoarding/ signage checklist – example sighted (11 May 2020) No graffiti or third-party advertising to date – included on daily checklist. No hoarding over council footways or road reserve. Security cameras in place to prevent graffiti etc. Site Observations confirm compliance	Site observations confirm compliance with requirements	Compliant
No Obstruction of Public Way				
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Pre-start slides Induction slides Daily builders brief s.138 permits sighted. Full-time gateman implements and checks public way	No obstructions observed during the audit.	Compliant
Construction Noise Limits				
C15	The development must be constructed to achieve the project specific construction NMLs detailed in Section 7 of the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018 and addendum report Additional Stage 1 Works – Site Access and Associated Road Works prepared by Acoustic Studio dated 18 January 2019 for all the identified residential and non-residential receivers. All feasible and reasonable noise mitigation measures must be implemented and any activities that are likely to exceed the NMLs or the high affected noise level of 75dB(A) must be identified and managed in accordance with the management and mitigation measures in Appendix 2 and the approved CNVMSP required by condition B28 of Schedule 3.	Two (2) Noise and Vibration Impact Assessments were sighted. Email sighted 20/08/19 – instant message of noise exceedance. Stop work procedures, respite periods (every 3 hours), acoustic barriers, additional water carts – mitigation measures identified in Noise and Vibration presentation (sighted) Environmental Noise Assessment Report (March 2020)	Monthly noise monitoring data and reports are available on the project website. Respite periods have been implemented on site on one (1) occasion – during previous audit periods. One (1) exceedance occurred in March due to external consultants dismantling and removing noise monitors which were required to be removed to allow tree clearing activities to occur. No noise exceedances recorded by monitoring undertaken during the audit period. No complaints received during the audit period	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Environmental Noise Assessment Report (April 2020) Environmental Noise Assessment Report (May 2020) Environmental Noise Assessment Reports (June 2020 – October 2020) Complaints Register November 2020		
C16	The Applicant must ensure construction vehicles do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	No construction vehicle movements outside of standard hours have occurred to date.	Delivery times are written into the scope of work of each contractor's contract. Reiterated and included within the induction. Gateman appointed to control the site entry and exit	Compliant
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Reversing alarms used – reversing squawkers fitted on some vehicles.	No tonal alarms fitted to equipment. Non tonal alarms are used	Compliant
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Noise data and assessment reports sighted. Random resident check-ups Complaints Register November 2020	No noise complaints have been received.	Compliant
C19	Unattended long-term construction noise monitoring must be undertaken during the Stage 1 works. The location of the unattended logger must be in accordance with the approved CNVMP required by condition B28 of Schedule 3. These loggers must be maintained and checked by a suitably qualified acoustician. The logger must automatically send a message to the suitably qualified acoustician once noise levels from construction works on the Site exceed 75dBA LAeq(15min) at the residential and non-residential receivers in Catchments A / B, Kingscliff TAFE and Kingscliff High School, to ensure that the mitigation measures specific to this exceedance are implemented on the Site at that time. The results of this monitoring must be provided to the Department for information on a monthly basis after the commencement of the Stage 1 construction works.	Noise data sighted. Instant data sighted. Location of loggers on plan sighted. Logger sighted on-site. ADE is the noise specialist.	Monthly noise monitoring reports have been prepared by ADE. Noise levels have been generally within with relevant guidelines. As outlined in the findings of conditions B28 and C15. As recommended by the previous audit, noise monitoring reports are being issued to DPIE on a monthly basis through the DPIE Planning Portal.	Compliant
C20	The intra-day respite periods required to be provided in the CNVMP in condition B28 of Schedule 3 of this development consent must be reviewed on a monthly basis, after the commencement of Stage 1 construction works, in consultation with Kingscliff TAFE and Kingscliff High School. The respite periods are to be maintained / or amended, as agreed with the identified noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the Kingscliff TAFE and Kingscliff High School, must be provided to the Department for information.	Consultation with the TAFE and High School regarding respite periods has been undertaken. Stakeholder meeting minutes with Kingscliff TAFE and Kingscliff High School: <ul style="list-style-type: none"> • 29 January 2020 • 13 February 2020 • 3 June 2020 • 24 November 2020 Stakeholder Interaction Register	In person meetings have reduced due to COVID-19 restrictions, however, these have been replaced by phone conversations and updated in the Stakeholder Interaction Register, which was sighted as part of the audit. The project team remains considerate for the stakeholders for upcoming exam periods. It can be noted that the noisiest activities (piling and road construction) have ceased at the end of July. Meetings were postponed due to COVID. Meeting minutes 24 th November with TAFE.	Compliant

Vibration Criteria

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C21	Vibration caused by construction at any residence or structure outside the Site must be limited to: <ul style="list-style-type: none"> (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	Reference included in the NVMP. Vibration data example sighted. Noise and Vibration Sub Plan Vibration Monitoring Assessment Report (April 2020) Vibration Monitoring Assessment Report (May 2020) Vibration Monitoring Assessment Reports June 2020 – November 2020	The vibration levels recorded during the audit period are complaint	Compliant
C22	Vibratory compactors must not be used closer than 30 metres from any residence unless vibration monitoring confirms compliance with the vibration criteria specified in condition C21 of Schedule 3.	Vibration logger's location sighted on site plan. No residents within 30 metres of works.	-	Compliant
C23	Prior to the operation of each vibration generating activity, a vibration assessment of that equipment is required to be carried out to determine that the vibration levels do not exceed the criteria in condition C21 of Schedule 3 and vibration monitoring techniques are to be implemented on the Site.	Vibration test results: <ul style="list-style-type: none"> • Roller – 12 August 2019 • Piling – 6 January 2020 	Prior to operation of each vibration generating activity, a vibration assessment of that equipment is carried out. No vibration testing undertaken since- no vibration high risk activities occurring No exceedances of the vibration criteria have been recorded.	Compliant
C24	The limits in conditions C21 and C22 of Schedule 3 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B25 of Schedule 3.	-	Noted.	Compliant
Tree Protection				
C25	For the duration of the construction works: <ul style="list-style-type: none"> (a) all trees on the Site that are not approved for removal must be suitably protected during construction as per recommendations of the BMP required by condition B33 of Schedule 3 and AS4970 – 2009 Protection of trees on development sites; (b) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (c) all street trees to be retained must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (d) all works within the specified tree protection zones or structural root zones of trees to be retained on the site, must be carried out under the supervision of a qualified arborist; (e) during the course of works, alternative tree protection measures must be installed, as required; (f) if access to the area within any protective barrier / exclusion fence is required during the works, it must be carried out under the supervision of a qualified arborist with alternative tree protection measures installed as required; and (g) the removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	Tree protection plan sighted (18 October 2019). No removal of street trees. Arborist not engaged directly by LendLease – through packages instead. No works within tree protection zones have been required. Mobile observation outlining installation of TPZ signs, 17 March 2020, sighted.	Tree Protection Zones sighted. Fencing is adequate to demarcate the tree protection zones and maintained.	Compliant
Dust Minimisation				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C26	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent, including avoiding rock crushing where possible and reuse of the boulders in the construction works and / or landscaping of the Site.	Environmental Dust Assessment Report (June 2020) Environmental Dust Assessment Report (July 2020) Risk Assessment Correspondence to Certifier Mobile observation outlining sediment control exit, 21 July 2020, sighted Air Quality and Dust Management Plan, 14 July 2020, sighted.	Dust records and assessment report for June 2020 and July 2020 sighted Water carts used on site. One 22 July 2020, dust monitoring station on site reduced from seven (7) to three (3) after a risk assessment was undertaken with external consultants (ADE) to assess performance and recent monitoring results. The Air Quality and Dust Management Plan to be updated to reflect this change No dust complaints during audit period	Compliant
C27	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads sealed and covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and (f) minimise air quality impacts of the project during adverse meteorological conditions.	Gatemen monitors trucks entering and leaving site. Wheel wash set-up and regular monitoring in the daily check. Full-time level 1 Geotech engineer – ensures stability. Online weather monitoring (BOM). Subscribers to Early Warning Network – get warning for weather events.	Truck wash-down set up on site to prevent sediment tracking on public roads. Progressive rehabilitation of exposed areas to mitigate risk of dust emissions. Daily briefing informs site personnel of weather changes. Adequate dust control measures installed on site.	Compliant
Air Quality Discharges				
C28	The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP required by condition B32 of Schedule 3.	Air quality is monitored visually. Air quality monitors brought to site 9 September 19 – implemented during asbestos remediation works only. Dust monitoring equipment installed for continuous monitoring. Environmental Dust Assessment Report (June 2020) Environmental Dust Assessment Reports (July 2020 – October 2020)	No dust complaints raised during audit period and no exceedances noted in assessment reports. AQMSP now reflects that continuous air quality monitoring from plant is not applicable as the site is in an enclosed environment. However, overt fugitive emissions are reported if they occur. Appropriate equipment installed on plant to minimise erroneous emissions.	Compliant
C29	Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580). This would include monitoring points in appropriate locations on the Site boundary. Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be detailed within the CAQMSP.	Dust monitoring equipment installed for continuous monitoring – three (3) locations along the site boundary. Environmental Dust Assessment Report (June 2020) Environmental Dust Assessment Report (July 2020 – October 2020)	Dust monitoring is undertaken on site. Real time data is available with alerts provided. Dust monitoring reporting is undertaken monthly by external consultants. Dust assessment reports are available on the project website.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Erosion and Sediment Control				
C30	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. The monitoring regime for the four sediment basins and the water quality treatment devices, as required by condition B27 must be implemented throughout the duration of the Stage 1 construction works.	Sediment fences checked daily and any issues raised in daily inspections. Sediment basins are monitored if planned to discharge or uncontrolled discharge. All other monitoring done by visible monitoring. SWMP sighted.	ERSED Controls installed on site include stabilised site access, revegetated batters, vehicle washdown bay and rumble grid. No mud tracked onto local roads Sediment fences are used as a secondary (not primary) control. Truck wash-down area and rumble grid for site egress.	
Imported Soil				
C31	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request.	-	No imported soils. - NIL	Compliant
Disposal of Seepage and Stormwater				
C32	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	-	Stormwater is only collected in sediment basins. Water is not pumped to street stormwater system. –	Compliant
C33	The maintenance measures for the stormwater quality treatment devices, as identified in the CSWMP in condition B30 of Schedule 3 must be complied with at all times.	Daily checks. Contractors to monitor own sed. Control measures. Enablon app – anything marked as risk, will send reminders if not closed out.	-	Compliant
C34	The results of the water quality monitoring, as required by the CSWMP in condition B30 of Schedule 3, must be submitted to the Certifying Authority on a monthly basis to ensure compliance with the water quality levels as prescribed in the BDAR.	First report submitted on 30 July 2019 – via aconex	Latest report 14 January 2020 – Submitted to certifier on the 23 November 2020	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C35	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Unexpected Finds Protocol sighted.	No unexpected heritage finds. - Unexpected finds protocol included in site induction. NIL	Compliant
Unexpected Finds Protocol – Historic Heritage				
C36	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Unexpected Finds Protocol sighted.	No unexpected heritage finds. -NIL Unexpected finds protocol included in site induction.	Compliant
Waste Storage and Processing				

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C37	The construction waste must be managed and disposed in accordance with the CWMS required by condition B29 of Schedule 3.	<p>CWMS sighted.</p> <p>Section 3 – implementation of this plan provides mitigation and management measures.</p> <p>Waste company SUEZ, previously was VEOLIA.</p> <p>Monthly claim – subcontractors report waste. – 15 November 2020 sighted</p> <p>Energy, water and waste reporting monthly report sighted (LL Footprint).</p> <p>Waste Transport Certificate and Permit 10 September 2019</p> <p>Pro-Skips Waste Management Monthly Environmental Report until July 2020, sighted.</p> <p>Online platform for waste collection (Footprint) – last observed in Dec 2020</p>	<p>No VENM or unsuitable material taken off site.</p> <p>Forecast is slight excess at this current stage.</p> <p>Subcontractor provide monthly report</p> <p>LL use an online platform called Footprint for collating energy, water, waste. – latest update on December 2020.</p>	Compliant
C38	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	General waste skip bins sighted.	Waste is being secured and maintained within designated storage areas. No rubbish or other material observed to have left the site	Compliant
C39	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Waste classification undertaken by Cavvanba for area to be remediated (only area where waste will be removed off-site). Report by Cavvanba sighted.</p> <p>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> <p>No soil or material taken off site, taken to recycling facilities, Monthly report provided by SUEZ which defines waste streams.</p>	Compliant
C40	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<p>Full-time gateman monitors all vehicles movements from the site.</p> <p>Implementation on site is in accordance with the LendLease (EHS) policy.</p> <p>No waste spoil leaves site.</p> <p>Wheel wash and rumble grid installed.</p>	No uncovered vehicles observed on date of audit. – gate superintendent in place checks all vehicles to go off site.	Compliant
C41	<p>The Applicant must ensure that</p> <p>(a) concrete waste (if any) and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.</p> <p>(b) Waste concrete (is any) is either returned in the agitator trucks to the supplier or directed to a dedicated watertight skip protected from the entry of precipitation; and</p>	Concrete wash-out facility installed in an appropriate location	Concrete washout is in place and is signposted. No evidence of inappropriate disposal of concrete waste observed on site. Sign has deteriorated and it is recommended that a new sign is installed to ensure operators are fully aware of correct location for concrete washout,.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) Concrete rinse water (if any) is directed to a dedicated watertight skip protected from the entry of precipitation or a suitable water treatment plant.			
C42	Materials for re-use or recycling are stockpiled to avoid cross contamination by general and other waste such as hazardous materials and contaminated soil.	Two (2) stockpiles (locations identified) Site was tested for contaminated soil – identified area is kept away from the stockpiles.	Clean stockpiles separated. Contaminated material has been appropriately removed from site.	Compliant
C43	The movement materials from stockpiles of waste materials for disposal and / or materials for reuse or recycling must be recorded at all times.	Contractor (Delta Civil) tracks internal movements of fill for reuse around site.	Offsite disposal records of waste. No soil has been removed from site during audit period	Compliant
C44	The waste materials stockpiled for disposal and materials stockpiled for re-use or recycling must be appropriately managed to ensure waste streams reach their intended final destinations, being premises legally able to accept those wastes and materials for re-use or recycling. Appropriate evidence must be maintained to demonstrate that waste is disposed off to premises that can legally accept the materials.	No waste spoil material has left site to date. Permit sighted to dispose of the contaminated material. Addressed in RAP.	Waste transport certificate sighted. Permit provided. No waste spoil material taken off site during the audit period	Compliant
Handling of Asbestos				
C45	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.		No waste asbestos since August 2019 No recent asbestos finds	Compliant
Community Engagement				
C46	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers of Catchments A and B identified in the Noise and Vibration Impact Assessment Report prepared by Acoustic Studio dated 17 October 2018, and the addendum document Additional Stage 1 Works – Site Access and Associated Road Works prepared by Acoustic Studio dated 18 January 2019, the adjoining landowners / users of the agricultural land, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Early engagement register sighted (19- 20 June 2019). Stakeholder interaction register sighted – to date (15 August 2019) Early Works Tactical Engagement and Community Plan sighted (May 2019) Construction Communication Management Plan (LendLease) sighted Evidence of consultation with Kingscliffe Tafe	Community consultation manager is full time. <ul style="list-style-type: none"> Key stakeholders (Kingscliff TAFE, Kingscliff high school and adjacent residents) Tweed / Byron Local aboriginal land council Wider community Two (2) websites <ul style="list-style-type: none"> Lend Lease HI Project website Lend Lease provides community notices, undertakes letter box drops and holds face to face monthly meetings. Day to day concerns of community: <ul style="list-style-type: none"> Visual impacts and planning condition requirements for next stage Weekly update is published to community and emailed to key stakeholders.	Compliant
Independent Environmental Audit				
C47	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	-	SNC-Lavalin was approved as the Independent Auditors prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C48	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	-	An Independent Audit Program has been prepared.	Compliant
C49	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.	-	Noted.	Compliant
C50	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C48 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	-	Noted. Independent Audits have and will be carried out in accordance with condition C50.	Compliant
C51	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C49 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Report and response to report located on website.	All findings from previous audit have been satisfactorily closed out	Compliant
C52	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	-	Noted.	Compliant
Incident Notification, Reporting and Response				
C53	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	-	No reportable incidents have occurred to date. NIL	Compliant

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			<p>fuelling in a high- risk area (e.g. near a stormwater pit) and subsequent pollution incident)</p> <ul style="list-style-type: none"> • Remove redundant sediment fences and in areas where adequate groundcover has been provided • Review the effectiveness of gravel bags around drainage inlet pits and remove those which are either burst or are creating a hazard 	
Dewatering				
C61	The site must not be dewatered during the proposed piling works. Appropriate methods must be undertaken to avoid dewatering, in accordance with the recommendations of the Preliminary Geotechnical Investigation prepared by Morrison Geotechnics dated September 2018 and the addendum dated December 2018.	Piling works have commenced. Wet pours will be used to install the piles.	No dewatering has occurred during audit period	Compliant
C62	In the event that groundwater is intercepted during construction works and dewatering is required, written approval and relevant licences must be obtained from the relevant authorities (such as NSW Department of Primary Industries).	Wet pours will be used to install the piles. Dewatering will not be required.	No dewatering has occurred during audit period	Compliant
Bunding				
C63	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded and impervious areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	Site Observations	Chemicals are stored in a self-bunded storage area. Minimal volumes of chemicals are stored on site.	Compliant
Roadworks and Access				
C64	The Applicant must complete the intersection upgrade works (roundabout) on Cudgen Road and Turnock Street prior to any heavy vehicles (as identified in the Traffic Impact Assessment Report prepared by Bitzios dated 18 October 2018) accessing the Site at this location.	-	<p>Previously noted: Intersection upgrade works are complete however, are not in use and have not been handed back to council.</p> <p>Access is locked with steel barriers.</p> <p>Temporary area for construction site has been constructed and is appropriate for heavy vehicle access to site.</p>	Compliant
C65	The Applicant must complete the construction of the vehicular access points to the Site and associated crossovers, to the satisfaction of Council prior to the completion of the Stage 1 works. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.	<p>S138 (Application for Access) permit is in place.</p> <p>S138 (Application for Access) approval sighted.</p> <p>Letter date 2 December 2020 Letter from Subdivision application.</p>	Construction of Vehicular access points has finished however the sites have not been handed back to council. Therefore, the process of acquiring Council satisfaction has not been completed	Compliant
PART D POST COMPLETION OF STAGE 1 CONSTRUCTION WORKS				
Notification				
D1	The applicant must notify the Department that the Stage 1 construction works are complete within one week of completing the works.	-	Letter in Process of being drafted as complete.	Not Triggered
Post-construction Dilapidation Report				
D2	Within one month of completion of the Stage 1 construction works, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	-	Not triggered. Not practical to complete this at this stage as Stage 2 is about to commence	Not Triggered

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure and the Kingscliff TAFE buildings. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure or the Kingscliff TAFE buildings that front on to Cudgen Road (northern-most row of the buildings), the Certifying Authority must: <ol style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be provided to Council for information.			
Protection of Public Infrastructure				
D3	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ol style="list-style-type: none"> a. repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b. relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by this consent (if any).	Site observations	No damage to infrastructure or roads observed	Compliant
Roadworks and Access				
D4	All roadworks and access included in Stage 1 must be completed by the Applicant at their cost.	-	-	Compliant
Road Damage				
D5	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	-	No damage roads observed or reported during the audit	Not triggered



APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM

Independent Audit Report Declaration Form

Independent Audit Report Declaration Form

Project Name Tweed Valley Hospital

Consent Number SSD 9575

Description of Project Stage 1 Early Works and Enabling Works

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

Proponent: Health Infrastructure

Title of Audit - Subsequent Audit #3

Date 4 February 2021

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor P



Signature

Qualification Be Civil/ M Env Eng

Company SNC-Lavalin Atkins

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