



NEW EUROBODALLA REGIONAL HOSPITAL

INDEPENDENT ENVIRONMENTAL AUDIT # 1

SSD- 56989722

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Executive Summary

AtkinsRéalis has been engaged by Health Infrastructure (HI) to undertake an independent environmental audit of the construction of the new Eurobodalla Regional Hospital (ERH) located in Moruya on the South Coast of NSW.

The ERH Project is being delivered under State Significant Development (SSD) Consent SSD-56989722. The Project Applicant is Health Administration Corporation (HAC). Multiplex (MPX) are the Construction Contractor and the Project Manager is RP Infrastructure.

The audit is required by SSD 56989722 Conditions C38-C39 and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements - 2020 (IAPAR). This report presents the findings of the Initial Independent Environmental Audit (IEA), undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

The audit consisted of a site inspection and review of relevant and available documents and site management and monitoring records.

The Project was audited against the development consent conditions relevant to the activities undertaken during the audit period. The audit also included a high-level assessment of the environmental performance against the requirements of the project Construction Environmental Management Plan (CEMP) and Sub-Plans.

A summary of the audit findings are as follows:

- No incidents have occurred during the audit period as defined by the Conditions of Consent
- 2 community complaints were received during the audit period relating to traffic and noise with appropriate actions taken by MPX
- One non-compliance was identified by the Auditor relating to the content of the CEMP
- Two positive observations relating to the planning of the project construction activities to minimise the risk of mud tracking on the Princes Highway and level of resourcing and understanding of the project environmental issues and consent requirements
- Several recommendations are made relating to
 - the update of the construction environmental management plan, the waste management subplan and the driver code of conduct
 - Installation of advisory signage at sediment basins to ensure a permit to pump is obtained prior to discharge from site.

Overall, the project team demonstrated a proactive and systematic approach to managing compliance with substantial compliance with the Conditions of Consent achieved.



1. Introduction

1.1 Background

Health Infrastructure NSW commissioned AtkinsRéalis to undertake an Independent Environmental Audit (IEA) programme for the New Eurobodalla Regional Hospital (ERH) SSD-56989722.

SSD 56989722 provides approval for the following activities:

- Site establishment and preparation, including bulk earthworks, tree removal, environmental clearing and cut and fill
- Construction and operation of a three-storey hospital with four wings, which includes the following departments:
 - Emergency Department (including flexible mental health beds)
 - Medical Imaging
 - Operating Theatres
 - Intensive Care Unit
 - Pathology
 - Pharmacy
 - Medical and surgical in-patient units
 - Rehabilitation and Palliative Care in-patient units
 - Women's Health and Paediatrics
 - Ambulatory Care for community outpatient services
 - Administration including Education and Training
 - Front of House including Retail
 - Back of House including Mortuary
- Internal road network and access from Princes Highway
- Secondary road access (controlled access for Emergency vehicles only) from Caswell Street to north of the project site
- At grade car parking
- Loading dock
- Ancillary landscaping including the Walawanni, Meeting Place and Healing Place.

The audit was undertaken against the requirements of State Significant Development (SSD) Consent SSD-56989722 and Independent Audit Post Approval Requirements, DPHI, 2020 (IAPAR). This report presents the findings of the initial IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR.

1.2 Project Location and Site Description

The site for the Eurobodalla Hospital is located within the southern NSW coastal town of Moruya, located within the Eurobodalla Shire Local Government Area. The site is approximately two kilometres southeast of the Moruya town centre, approximately 140 kilometres south of Nowra and 300 kilometres south of Sydney. The locational context of the hospital campus is shown at Figure 1.



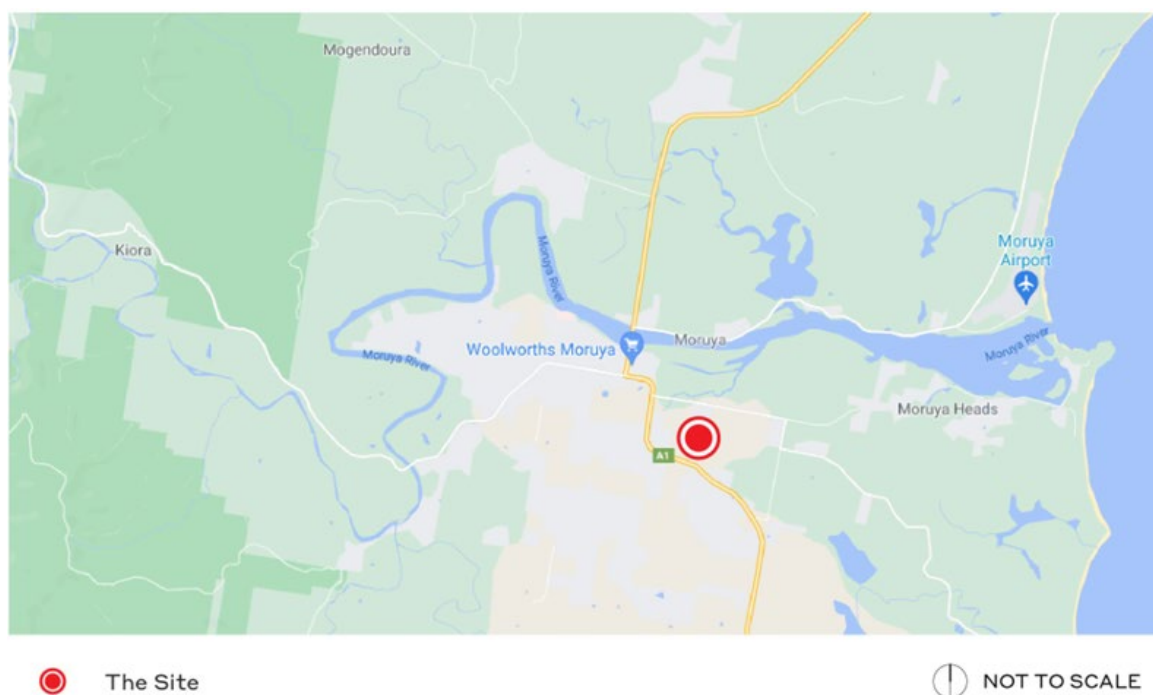


Figure 1 Locational Context

Source: Nearmap & Ethos Urban

Figure 1 – Location Map (Source, Environmental Impact Statement, Eurobodalla Regional Hospital – SSD 56989722)

1.3 Audit Team

The audit team approved by DPHI to undertake the initial IEA is detailed in Table 1. Refer **Appendix B** for DPHI Approval Letter.

Table 1: Audit Team

Role	Name	Qualifications	Experience
Lead Environmental Auditor	Richard Peterson	<ul style="list-style-type: none"> Bachelor Engineering (Civil) Master of Environmental Engineering Management Environmental Management Systems Lead Auditor, Exemplar Global (Certificate Number 120416) 	20 years of Environmental auditing experience 10 years of construction environmental management experience

1.4 Audit Objectives

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD-56989722 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the CEMP and Sub-Plans.

1.5 Audit Scope

This is the initial Independent Environmental Audit for SSD-56989722, and the scope of the audit included the following:

- Assessment of compliance with the Project Conditions of Approval of SSD-56989722 (Parts A- C, with D and E relating to operational aspects of the project and not triggered at the time of the Audit)
- An assessment of the environmental performance of the development including:
 - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
 - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
- Incidents, non-compliances, and complaints
- Performance of the development having regard to agency policy and any environmental issues identified through consultation carried out when developing the scope of the audit
- A high-level assessment of the adequacy of the project's CEMP and Sub-Plans, and
- Any other matter considered relevant by the auditor or the Department considering relevant regulatory requirements and legislation and knowledge of the development's past performance.

1.6 Period Covered by Audit

This IEA represents the initial independent audit for the Project and covers the period from the commencement of construction on 12th September 2024 to the date of the site inspection on 29 November 2024.



2. Audit Methodology

2.1 Development of Audit Scope

This IEA focused on Development Consent conditions applicable to works undertaken during the reporting period and will be revised in subsequent audits as the project works progress.

The audit scope was developed in consultation with the Proponent's representatives to determine the applicability of Development Consent conditions to works undertaken during the reporting period. DPHI was also consulted regarding areas of particular focus.

2.2 Summary of Audit Processes

The audit process comprised the following:

- Consultation with DPHI so the Auditor may understand any issues DPHI would like the audit to focus on and if there are any other stakeholders that DPHI wishes the Auditor to consult with
- Consultation with other stakeholders relevant to the audit including Transport for NSW (TfNSW), Eurobodalla Shire Council (ESC) and NSW Biodiversity, Conservation and Science Division (BCS)
- Document review to update the auditor of the Project progress, environmental processes, and construction activities relevant to the audit
- Desktop assessment of publicly available documentation
- Preparation of audit checklist and request for information issued to the project managers to facilitate efficient document review
- Receipt of compliance information, review and assessment
- Opening meeting, interview and walk-through site inspection
- Further assessment of information collated
- Closing meeting
- Preparation and issue of draft audit report and compliance tables, and
- Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

2.3 Site Personnel

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

- Dave Ledsam – Project Director, Health Infrastructure
- Dan Humphries – Project Manager, RP Infrastructure
- Tim Macleod – Engineering Manager, Multiplex
- Erin Rapisarda – Sustainability and Environmental Advisor, Multiplex
- Jeremy Charlton – Safety Manager, Multiplex
- Thomas Messinesi – HSE Coordinator, Multiplex
- Curtis Rose – Safety Graduate, Multiplex



- Megan Pritchard – HSE Coordinator, Multiplex

2.4 Site Inspection

A site inspection was undertaken by the Auditor on 29 November 2024. During the site inspection, environmental controls on-site generally appeared to be operating effectively. Key observations included:

- An internal paved driveway and access road was constructed and appeared to be an effective measure to prevent erosion, dust and mud tracking
- Erosion and sediment controls included a sediment basin, sediment fences, swale drains and rock checks
- Grass cover was retained with progressive stabilisation implemented to prevent erosion
- The site access and entry point were stabilised with a rumble grid installed. No vehicle mud tracking was observed on the Princes Highway. A supervisor was stationed at the site entry/exit point
- No go fencing and signage has been placed around trees with no materials temporarily stored within tree protection zones
- Measures to control dust included a water cart, polymer compounding agent, speed restriction signage and tarpaulins covering haulage vehicles
- Stockpiles were located away from drainage lines with sediment fences provided
- Other site environmental controls were installed including tree protection, vibration and dust monitoring stations; spill kits; chemical storage bunds and waste skip bins. The environmental controls were observed to be operating effectively
- There was no observed evidence of offsite environmental impacts such as soil staining, dust, mud tracking or tree damage
- The project site was clearly delineated with temporary fencing. All works were contained within the project boundary with no materials or construction vehicles observed to be stored or parked inappropriately.

Refer to **Appendix C** for site photographs.

2.5 Consultation

The Auditor consulted with DPHI via email on 28 November 2024 to seek input, as required by Section 3.2 of the IAPAR, specifically in relation to:

- Any particular area(s) of focus for the audit, and
- Any consultation with agencies deemed necessary by the Department.

No comments or issues were raised by the Department prior to the commencement of the audit.

A copy of email correspondence issued to the Department is provided in Appendix D of this report.

Other organisations consulted with in undertaking the Audit included:

- Biodiversity Conservation Science Division (BCS)
- Eurobodalla Shire Council (ESC)
- Transport for NSW (TfNSW)



A response was received from TfNSW noting they did not have any specific issues that needed to be addressed by the Audit.

2.6 Compliance Descriptors

The compliance status of each requirement was determined using the relevant descriptors in Table 2.

Table 2: Compliance descriptors

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

3. Audit Findings

3.1 Audit Findings Summary

Table 3 summarises the audit findings. Further details on the findings can be found in the relevant section of the report.

Table 3: Audit findings summary

Description	Quantity
Assessment of Compliance	
Number of Conditions of Approval	164
Not triggered	90
Compliant	73
Non-compliant	1
Observations identified during the audit	4
Other	
Self-Reported Non compliances recorded during the audit period	0
Penalty notices issued during audit period	0

Complaints reported during audit period	2
Incidents recorded during the audit period	0

3.2 Compliance

An assessment of compliance was undertaken against the Development Consent conditions applicable to works undertaken during the reporting period. **Table 4** provides a summary of the assessment of compliance as per the schedules of the Development Consent. Compliance was assessed using the compliance status descriptors in Section 2.6 of this report.

Table 4: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A - Administrative controls	35	18	-	17
Part B – Prior to Commencement of Construction	35	26	1	7
Part C – During Construction	44	29	-	16
Part D – Prior to Commencement of Operation	32	-	-	32
Part E – Post Occupation or Commencement of Use	18	-	-	18
Total	164	73	1	90

Overall, the Project demonstrated substantial compliance with the Development Consent with only one non-compliance identified by the audit. The detailed assessment against each condition of the Development Consent is provided in **Appendix A**, Table A1.

3.3 Non-Compliances and Observations

Auditor observations are detailed in **Table 5**.



Table 5: Summary of non-compliances and observations and Auditor recommendations

ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommendation and Auditor Comment
B14	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Observation	Section 1.8 of the CEMP identifies the relevant acts that apply to the project, however, does not include reference to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects	Update Section 1.8 of the CEMP to include reference to the DPIE Environmental Management Plan Guideline.
B15	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A25. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; 	Non-Compliance	<p>The CEMP was provided to the Certifier on the 11/9/24 and is available on the project website.</p> <ul style="list-style-type: none"> • Section 12.1.2 of the CEMP provides details of hours of work • The CEMP doesn't include the 24-hour contact details of the site manager • Section 13.2 of the CEMP includes details of the Dust and Air Quality Objectives; dust is the main focus however there is limited information on odour control (such as odour emanating from site/septic facilities) • Items (iv- v) are addressed by Sections 13.3 and 13.4 • Item vii has not been addressed. 	<p>Update the CEMP to include:</p> <ul style="list-style-type: none"> • the 24-hour contact details of the site manager • management measures to minimise any potential odour impacts from the site amenities • Details of any external lighting to ensure compliance with AS 4282-2019 • Reference to the DPIE Environmental Management Plan Guideline as recommended in Condition B15 above. • Noisy work approved hours as required by C16

ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommendation and Auditor Comment
	(vi) fencing to be installed to restrict access within 10m of any on-site riparian watercourse; and (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (b)			
B18	<p>The Construction Waste Management Sub-Plan (CWSMP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>a. the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>b. information regarding the recycling and disposal locations; and</p> <p>c. confirmation of the contamination status of the development areas of the site based on the validation results.</p>	Observation	<p>The CWSMP contents address the requirements of this condition as follows:</p> <ul style="list-style-type: none"> • Recording of quantities (section 3.3) • Waste classifications (section 2.5) • Recycling (sections 3 and 5) • Validation and confirmation of contamination status (section 4.2) • Section 5 of the waste management plan documents the onsite disposal locations; however the waste management plan does not document the offsite waste disposal locations 	Update the waste management plan so the offsite waste disposal locations are documented when they are confirmed.

ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommendation and Auditor Comment
B20	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	Observation	<p>The driver code of conduct is included as part of the CTMP and contains relevant information.</p> <p>During the audit period one complaint was received in relation to the turning of a vehicle in Mollee Road as opposed to Noads Road</p>	The actions taken in response to the complaint are deemed to be appropriate, a further recommendation is made to update the driver code of conduct to document the correct turning location in Noads Road.
B22	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> a. install erosion and sediment controls on the site to manage wet weather events; and b. divert existing clean surface water around operational areas of the site. 	Observation	As observed during the site inspection, erosion and sediment controls that are consistent with the “Blue Book” requirements were installed and effectively maintained.	Install advisory signage at the sediment basin discharge points to ensure all personnel are aware of the mandatory requirement to obtain a permit prior to discharging water off site.
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> a. 9am to 12pm, Monday to Friday; b. 2pm to 5pm Monday to Friday; and 	Observation	During the audit period, a granite boulder required removal with the use of rock breakers. Affected residents were notified via works notification dated 20/8/24 advising that the work would commence on the 23/8/24 and be	Update the CEMP and the site induction to include these restricted hours for noisy works.



ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommendation and Auditor Comment
	c. 9am to 12pm, Saturday.		<p>completed by the 31/10/24. The notification noted that the work would be undertaken only between 9am and 12pm and 2pm to 5pm Monday to Friday.</p> <p>The approved hours for these high noise activities are not documented in the CEMP (section 13.1.2) or the site induction</p>	



3.4 Previous Audit Actions

As this is the initial Audit, there were no actions to be closed out from a previous audit.

3.5 Physical Extent of the Project

Figure 2 of the Environmental Impact Statement shows the site boundary to be bordered by Princes Highway to the South, the residential areas of Caswell, Keightley and Maunsell Streets to the North and open paddocks directly to the East and West. During the site inspection, all works were observed to be contained within the site boundary as approved in the EIS with temporary security fencing clearly delineating the approved work area. There were no observed activities being undertaken outside the approved boundary.

3.6 Complaints

During the audit period, two complaints were received relating to traffic and noise. Details are summarised in Table 7.

Table 6: Summary of complaints

Date of Complaint	Nature of Complaint	Details of Complaint	Actions taken to address the complaint
September 24	Noise	Neighbour complaint regarding noise disruptions prior to 7am.	Multiplex confirmed that no works were taking place prior to 7am, and committed to ensure workers are considerate of residents when arriving to site prior to 7am
October 24	Traffic	Resident complaint about the use of Mollee Road for turning, as opposed to Noads Road	(i) All trades included Haulage Routes requirements in pre starts and forwarded to transport companies & suppliers servicing the project. (ii) Signage has been ordered to be placed at the main gate reminding drivers on the correct route. (iii) The gate person has been reminded to ensure all truck drivers are reminded of the correct route when leaving PM Works Notice: Eurobodalla Regional Hospital

In relation to the traffic complaint received in October 2024, the actions taken in response to the complaint are deemed to be appropriate, a further recommendation is made to update the Driver Code of Conduct to document the correct turning location in Noads Road (as noted in Table 5).

3.7 Incidents

No environmental incidents requiring DPHI notification have been recorded to date.



4. Audit Findings - Discussion

4.1 Review of Adequacy of Management Plans

The following management plans were reviewed as detailed in **Appendix A**, Table A2.

- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSMP)
- Biodiversity Management Sub-Plan (BMSP)
- Construction Soil and Water Management Sub-Plan
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)
- Workforce Accommodation Plan

The management plans have been prepared by appropriately qualified experts and are deemed appropriate for the risks and issues on the project.

Evidence observed on site demonstrates the effective implementation of the management plans.

The Project's performance against the requirements of the management plans is provided in Section 4.2.

4.2 Review Environmental Performance

The audit found that the project was overall operating in compliance with identified audit requirements, including the CEMP, Sub-Plans, and SSD conditions of approval.

Overall, the environmental performance of the Project is satisfactory, with no significant issues raised by this audit.

Observations raised during the audit are documented in Section 3.3 and the Independent Audit Table in **Appendix A**, and photos of the site included **Appendix C**.

4.3 Actual and Predicted Impacts

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

- Urban design
- Environmental Amenity
- Traffic, Access and Parking
- European Heritage
- Aboriginal Cultural Heritage
- Noise and vibration

- Contamination
- Hazards and Risks
- Geotechnical Implications
- Waste management
- Heritage significance
- Crime Prevention through Environmental Design
- Water Cycle Management
- Flooding
- Erosion and Sediment Control
- Ecologically Sustainable Development

The project is operating within the approval boundary which is delineated with perimeter fencing. Dust, vibration, and noise monitoring is regularly occurring for the Project to ensure any potential off-site impacts are prevented and minimised. No offsite incidents such as water releases, spills or unlawful waste disposal have been reported or were observed during the audit site inspection.

Controls to mitigate against any potential risks arising from these activities were observed during the site inspection and are noted in Section

Based on the audit observations, review of management plans and project records, it may be reasonably concluded that the project is operating in accordance with the construction phase management plans and within the predictions as documented in the EIS.

4.4 Key Strengths

Two key strengths identified by the audit was:

- Construction planning of the work has prioritised the construction of the internal roads and hard stand surfaces. This combined with stabilised access/egress with supervision is a best practices system for preventing mud tracking on local roads.
- The project team had a clear understanding of their environmental obligations with appropriate resources and technical experts engaged to provide site support.

APPENDICES



Appendix A. Audit Table



Audit Table

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
SCHEDULE 2				
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.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Documents reviewed in undertaking this audit 	As observed during the audit site inspection and confirmed through the audit interview and document review, reasonable and feasible measures have been implemented to prevent any material harm to the environment. The audit found there have not been any incidents during the audit period that have caused or threatened material harm to the environment.	Compliant
A2	<p>The development may only be carried out:</p> <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally in accordance with the EIS, Response to Submissions, Supplementary Response to Submissions and Amended Application; and in accordance with the approved plans in the table below: <p>[refer to conditions of consent for full details of the approved plans SSD-56989722-Instrument-of-Consent.pdf.aspx]</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 ERHA SSDA Matrix_v7.12 (21 Oct) cc2 v 1.1 	<p>The audit found that the project is being delivered generally in accordance with the terms and conditions of this approval</p> <p>A compliance tracking program has been established and is being implemented by the Contractor to document evidence of compliance with the conditions of approval.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <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 Planning Secretary regarding compliance with this approval; and c. the implementation of any actions or measures contained in any such document referred to in (a) above. 	<ul style="list-style-type: none"> • Audit interview 29/11/24 • Documents reviewed as part of this audit. 	No written directions have been received from the Planning Secretary to date.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or plan listed in A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or plan listed in A2(d), the most recent approved document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> • Audit interview 29/11/24 • Documents reviewed as part of this audit. 	No inconsistencies were identified by the audit.	Not triggered
LIMITS OF CONSENT				
A5	This consent lapses five years after the date of consent unless work is physically commenced	<ul style="list-style-type: none"> • Audit interview 29/11/24 	The works have commenced within five years of the date of consent.	Compliant
A6	This consent does not approve the helipad shown on the architectural drawings and landscape plans. Separate approval(s) must be obtained from the relevant authority for the helipad (where required).	<ul style="list-style-type: none"> • Audit interview 29/11/24 • Site inspection 29/11/24 	At the time of the audit, works related to the helipad had not commenced. The Auditor was advised that a modification is being pursued to allow the construction and operation of the helipad.	Not triggered
PRESCRIBED CONDITIONS				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A7	The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Documents reviewed as part of this audit. 	No non compliances identified.	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.	<ul style="list-style-type: none"> Audit interview 29/11/24 Documents reviewed as part of this audit. 	There have not been any disputes with a public authority to date.	Not triggered
EVIDENCE OF CONSULTATION				
A9	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<ul style="list-style-type: none"> Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33" dated 25/9/24 Records of consultation with various organisations including: <ul style="list-style-type: none"> Aboriginal groups BCD NSW Government Architect Heritage NSW Impacted residents 	<p>The Auditor was provided with appropriate and sufficient records of consultation between HI and identified parties to demonstrate compliance with the requirements of this condition.</p> <p>No disagreements with any external party were identified by the Audit</p>	Compliant
STAGING				



Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A10	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).	<ul style="list-style-type: none"> • Eurobodalla Regional Hospital Staging Report Rev 2 • Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 • Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	The project staging report has been prepared and issued to the Certifier as part of the CC1 package of information. The Certifier has approved the staging report through the issuance of the Construction Certificate CC1.	Compliant
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
A11	<p>A Staging Report prepared in accordance with condition A10 must:</p> <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; if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); specify how compliance with conditions will be achieved across and between each of the stages of the project; specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<ul style="list-style-type: none"> • Eurobodalla Regional Hospital Staging Report Rev 2 	<p>The staging report is comprehensive and includes the information required by this condition.</p> <p>Section 2,1 provides details of Construction Staging and section 2.1 provided details of Operational Staging.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Eurobodalla Regional Hospital Staging Report Rev 2 	As observed during the audit site inspection, the construction of the project is being undertaken in accordance with the staging report.	Compliant
A13	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	<ul style="list-style-type: none"> Eurobodalla Regional Hospital Staging Report Rev 2 	Staging report includes operation and construction stages. Appendix A of the Staging report notes the relevant timing of each condition.	Compliant
STRUCTURAL ADEQUACY				
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	<p>At this stage of the project, building structures have not commenced. The Group DLA Design Certificate (CC1) confirms the proposed design shall accord to the Building Code of Australia 2019 Amendment 1 subject to:</p> <ul style="list-style-type: none"> Compliance with the conditions of approval nominated below Reliance upon the listed documentation relied upon, listed drawings plans Certification of the installation of the relevant portions on completion of the works 	Compliant
EXTERNAL WALLS AND CLADDING				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, the construction of the external walls has not commenced. It was noted that this design package would be included in Construction Certificate # 3.	Not triggered
DESIGN AND CONSTRUCTION for BUSHFIRE				
A20	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, the construction of building elements relevant to this condition has not commenced. It was noted that this design package would be included in Construction Certificate # 3.	Not triggered
A21	<p>The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to:</p> <ul style="list-style-type: none"> a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant); b) Asset Protection Zones (APZs) and building construction (Table 6.8a); c) Safe operational access for emergency services personnel (Table 6.8b); and d) Water, electricity and gas (Table 6.8c). 	<ul style="list-style-type: none"> Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	<p>As observed during the audit site inspection, the construction of building elements relevant to this condition has not commenced.</p> <p>Evidence was provided to the Auditor to demonstrate compliance with Condition A21 (c) has been addressed</p>	Not triggered
APPLICABILITY OF GUIDELINES				
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<ul style="list-style-type: none"> N/A 	Noted	Compliant
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing	<ul style="list-style-type: none"> N/A 	Noted	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	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			
MONITORING AND ENVIRONMENTAL AUDITS				
A24	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>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>	<ul style="list-style-type: none"> N/A 	Noted	Compliant
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; regular reporting on the environmental performance of the development in accordance with the reporting 	<ul style="list-style-type: none"> https://eurobodallahs.health.nsw.gov.au/ 	<p>A project website has been established and includes a dedicated page for works documentation.</p> <p>Documents required by this condition are provided on the project website.</p> <p>A link has also been provided to the DPHI website which includes preapproval documentation (Environmental Impact Assessment)</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>arrangements in any plans or programs approved under the conditions of this consent;</p> <p>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;</p> <p>vi. a summary of the current stage and progress of the development;</p> <p>vii. contact details to enquire about the development or to make a complaint;</p> <p>viii. a complaints register, updated monthly;</p> <p>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;</p> <p>x. any other matter required by the Planning Secretary; and</p> <p>xi. keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations or 12 months after compliance with all conditions (whichever is later).</p>			
COMPLIANCE				
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> • Audit interview 29/11/24 • Site inspection 29/11/24 • Project site induction • Safe Work Method Statement (SWMS) – ERH Aboriginal Cultural Heritage Management Plan • Unexpected Finds Protocol – Toolbox Meeting Sign off Sheet dated 01/10/24 	<p>All personnel who work on the site are required to attend a site induction covering WHS, Heritage and Environmental and SSD requirements.</p> <p>Other forms of training for site personnel include Environmental Work Method Statements and Toolbox talks. Appropriate records were provided to the Auditor to demonstrate implementation of these processes.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
A27	The Planning Secretary must be notified through the major projects portal 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.	<ul style="list-style-type: none"> • Audit interview 29/11/24 • Site inspection 29/11/24 • Incident register 	<p>The Auditor reviewed the environmental incident register and notes that there were no incidents during the Audit period that would require notification to the Planning Secretary.</p> <p>This was confirmed during the Audit interview.</p> <p>There was no evidence of environmental incidents (e.g. soil staining, damaged vegetation observed during the site inspection).</p>	Not triggered
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	<ul style="list-style-type: none"> • Audit interview 29/11/24 • Site inspection 29/11/24 • Incident register 	<p>The Auditor reviewed the environmental incident register and notes that there were no incidents during the Audit period that would require notification to the Planning Secretary.</p> <p>This was confirmed during the Audit interview.</p> <p>There was no evidence of environmental incidents (e.g. soil staining, damaged vegetation observed during the site inspection).</p>	Not triggered
NON-COMPLIANCE NOTIFICATION				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A29	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> Audit interview 29/11/24 	No non compliances have been notified to DPHI during the audit period	Not triggered
A30	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> Audit interview 29/11/24 	No non compliances have been notified to DPHI during the audit period	Not triggered
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> Audit interview 29/11/24 	No non compliances or incidents have been notified to DPHI during the audit period	Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A32	<p>Within three months of:</p> <ul style="list-style-type: none"> a. the submission of an incident report under condition A28; b. the submission of an Independent Audit under condition C38 or C40; c. the approval of any modification of the conditions of this consent; or d. the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Certifier must be notified in writing that a review is being carried out.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 	There has been no requirement to initiate a review of the management plans during the audit period in accordance with the requirements of this condition.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A33	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 	<p>There has been no requirement to initiate a review of the management plans during the audit period in accordance with the requirements of this condition.</p>	Not triggered
ABORIGINAL HERITAGE				
A34	<p>All reasonable steps must be taken to avoid harm, impacts or modifications to Aboriginal objects except as authorised by this consent.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Eurobodalla Regional Hospital, Site Plan Rev 1 dated 19/8/24 RPA-GCOR-004100_Re ERH- Artefact Reburial Saturday 7th Works Notification – “Eurobodalla Regional Hospital Archaeological Salvage” dated 15/8/24 	<p>Salvage of heritage items was undertaken by Biosis prior to the commencement of ground disturbance.</p> <p>A works notification was issued to community members on the 15/8/24 noting the work to be undertaken on Wednesday 21 August 2024, weather permitting.</p> <p>The salvaged heritage objects are currently stored at the Biosis office with plans in place to return to country at the completion of the project</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
A35	The Registered Aboriginal Parties must be consulted about the Aboriginal cultural heritage management requirements of the development.	<ul style="list-style-type: none"> Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33 dated 25/9/24 	Evidence of consultation included as part of the Aboriginal Cultural Heritage Management Plan. DPHI noted in their approval of the ACHMP that the plan had been prepared in consultation with the relevant Registered Aboriginal Parties. Table 4 of the ACHMP provides the details of the Registered Aboriginal Parties consulted with.	Compliant
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
NOTIFICATION OF COMMENCEMENT				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> Letter from HI to DPHI titled "SSD-56989722 – New Eurobodalla Regional Hospital – Condition B2 – Notification of Commencement of Stage 1 Construction" dated 9/9/24 	The Planning Secretary was formally notified of the construction commencement date (of Thursday 12 September 2024) on the 9th of September 2024.	Compliant
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> Letter from HI to DPHI titled "SSD-56989722 – New Eurobodalla Regional Hospital – Condition B2 – Notification of Commencement of Stage 1 Construction" dated 9/9/24 	The Planning Secretary was formally notified of the construction commencement date (of Thursday 12 September 2024) on the 9th of September 2024.	Compliant
DETAILED DESIGN				
B3	Prior to the commencement of construction (excluding earthworks, civil works, and drainage, service installation and structure), amended architectural and landscape plans must be submitted to and approval obtained from the Planning Secretary. The amended	<ul style="list-style-type: none"> Audit interview 29/11/24 Eurobodalla Regional Hospital GANSW RtS 	As observed during the audit site inspection, the construction of building elements relevant to this condition has not commenced. It was noted that this design	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>plans must be prepared in consultation with the Government Architect NSW, and must include details of measures to:</p> <ul style="list-style-type: none"> a. improve the pedestrian environment in the vicinity of the main hospital entry, and to the connection between the entry and the Meeting Place (and its landscaped knoll). Provide the following, led by landscape design: <ul style="list-style-type: none"> i. a direct axial connection between the entry and Meeting Place/knoll that is generous, welcoming and prioritises pedestrian movement for its entirety; ii. ensure the 'island' between the entry and the Meeting Place has a primary function of pedestrian movement in lieu of car parking to support this key pedestrian route; b. improve façade articulation of all façades and reduce the quantum of single-material tone by increasing tonal differences across all façades; c. ensure the Walawaani façades are distinctive from the external elevations and provide tighter-spaced groupings of material tones adjacent to the entry/east-west link; <ul style="list-style-type: none"> i. ensure the façades at the end elevations of all buildings are of commensurate design quality to the northern and southern façades; ii. reduce the visual bulk of the rooftop plant enclosures through the following strategies: <ul style="list-style-type: none"> iii. move the enclosures inward from the façade line to establish plane separation from the built form below; d. revise the roof height and pitch; e. use arrangements of different materials and finishes to 'break down' the visual bulk, including treatments to the corners and walls at the ends of the enclosures; f. ensure the balustrade at the east-west roof link roof has minimal visual impact, when viewed from the ground plane; g. reduce the visual prominence of the rooftop water tanks, including relocating water tanks away from the south-eastern roof; 	<p>Review Session 2-9 October 2024</p>	<p>package would be included in Construction Certificate # 3.</p> <p>Consultation has commenced with the GA has commenced.</p>	

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	h. provide trees to the southern carpark (adjacent to the southern building), commensurate with the northern carpark; and i. ensure the site-wide tree canopy cover is equal to or greater than that provided in the EIS proposal. j. ensure the site of the previously proposed helipad is commensurately landscaped.			
CERTIFIED DRAWINGS				
B4	Prior to the commencement of construction of the relevant stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<ul style="list-style-type: none"> Audit interview 29/11/24 Structural engineer – contact details Aconex Correspondence reference MPX-CADV-000210 titled “Group DLA CC1 Crown Certificate Deliverable List – Item 8.1 Structural Drawings dated 11/8/24 Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	Taylor Thompson Whitting (TTW) have been appointed as the Structural Engineer. The Structural engineering drawings were provided to the certifier on 11/8/24 The Crown Certificate (CC1) issued by the certifier notes receipt of “Design Certificate and associated plans for structural works issued by Taylor Thompson Whitting, dated 6/9/24	Compliant
EXTERNAL WALLS AND CLADDING				
B5	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, the construction of building elements relevant to this condition has not commenced. It was noted that this design package would be included in Construction Certificate # 3.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
PRE-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE				
B6	<p>Prior to the commencement of any construction, the Applicant must:</p> <ol style="list-style-type: none"> consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested. 	<ul style="list-style-type: none"> Aconex Correspondence MPX- CADV-000210 titled “Group DLA CC1 Crown Cert Deliverable List – Item 3.3.5 and 3.3.6 – Dilap (B6-B9) dated 4/9/24 Aconex Correspondence MPX- CADV-000210 titled “Group DLA CC1 Crown Cert Deliverable List – Item 3.3.5 and 3.3.6 – Dilap (B6-B9) dated 5/9/24 Essential Energy, Dial Before you Dig Report dated 5/6/24 Steensen Varming Report- Section 3.0 Existing utility Services Email from Telstra to Multiplex titled “SR373779- 1 Lot 6 Princes Highway Moruya, 2537 dated 9/9/24 Letter from HI to Eurobodalla Shire Council titled “New Eurobodalla Regional Hospital” August 2024 Email from HI to Eurobodalla Shire Council titled “240903 Council Letter – Pre Construction Report” dated 3/9/24 Aconex Correspondence MPX- CADV-000210 titled 	<p>Appropriate correspondence with utility providers including Eurobodalla Shire Council, TfNSW, Telstra and Essential Energy were provided to the auditor to demonstrate the required consultation has been undertaken.</p> <p>Pre-Construction Dilapidation reports were provided to Council on 3/9/24, TfNSW on 29/8/24 and to the Certifier on 4/9/24.</p> <p>The Planning Secretary has not requested a copy of the Pre-Construction Dilapidation Survey.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
		"ERH: Pre-Construction Road Survey" dated 29/8/24		
PRE-CONSTRUCTION SURVEY – ADJOINING PROPERTIES				
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	<ul style="list-style-type: none"> Letter from Multiplex to Neighbours titled "REF Dilapidation Survey" dated 12/6/24 	Preconstruction surveys were offered to the owners of residential buildings on 12/6/24	Compliant
B8	Where the offer for a pre-construction survey is accepted (as required by condition B7), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<ul style="list-style-type: none"> Dilapidation Survey Reports, Eurobodalla Regional Hospital, <ul style="list-style-type: none"> 33 Caswell St Moruya, 33 Maunsell St Moruya 34 Caswell St Moruya 36 Caswell St Moruya 36 Keightley St Moruya 36 Maunsell St Moruya Façade Survey (various properties) JTDS p/l CV 26/8/24 	Preconstruction surveys have been undertaken of nearby residential buildings and facades. The experience of the company undertaking the works is suitable.	Compliant
B9	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must:	<ul style="list-style-type: none"> Letter from HI to Neighbours titled "Eurobodalla Hospital – Preconstruction Dilapidation 	Letters and dilapidation surveys were provided to relevant residents prior to the commencement of construction.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	a. provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b. submit a copy of the Pre-Construction Survey Report to the Certifier; and c. provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.	Surveys" dated August 2024 • Audit interview 29/11/24 • Site inspection 29/11/24	The Planning Secretary has not requested a copy of the pre – construction survey report.	
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Eurobodalla ESD SEARs Report Reference: ESD-REP-02 (FINAL Rev E), prepared by Arup and dated 9 February 2023) have been incorporated into the design of the development.	• Eurobodalla Regional Hospital, Proposed Environmentally Sustainable Design Alternative Pathway • Eurobodalla Regional Hospital ESD Sears Report, Final Rev E dated 9/2/23 • Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 • Eurobodalla Regional Hospital Staging Report, Rev 2	The construction of relevant building elements relating to sustainability have not commenced and have been noted in the Staging Report as being relevant to CC3, which is yet to be obtained. Further assessment will be required during later audits when CC3 has been completed. An alternative pathway has been proposed. ARUP have been appointed as the ESD checker.	Not triggered
B11	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 12 December 2022 (including Design Guidance Note No. 058, Rev. A) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.	• Audit interview 29/11/24 • Site inspection 29/11/24 • Eurobodalla Regional Hospital Staging Report, Rev 2	The construction of relevant building elements relating to sustainability have not commenced and have been noted in the Staging Report as being relevant to CC3, which is yet to be obtained. Further assessment will be required during later audits when CC3 has been completed.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
OUTDOOR LIGHTING				
B12	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> Design Statement, Outdoor Lighting Services, Eurobodalla Regional Hospital, Star Group, dated 21/8/24Eurobodalla Regional Hospital, Electrical Services, Suite Plan-Lighting Strategy, Illumination Diagram, Conrad Gargett, r1dated 21/8/24 Design Statement – Outdoor Lighting Services, Eurobodalla Regional Hospital, JHA dated 26/8/24 Aconex Correspondence reference MPX-CADV-000210, titled “Group DLA CC1 Crown Cert Deliverable List- Item 3.3.8 – B12 Outdoor Lighting” dated 22/8/24 	Design Certificates, lighting strategy and illuminance diagrams were submitted to the Certifier as part of the CC1 package of documentation.	Compliant
DEMOLITION				
B13	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection and confirmed during the audit interview,	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.		there has been no demolition work undertaken at this stage of the project.	
ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS				
B14	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i> <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for management plans.</i> 	<ul style="list-style-type: none"> Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4 	<p>Section 1.8 of the CEMP identifies the relevant acts that apply to the project, however, does not include reference to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects</p> <p>Recommendation</p> <p>Update Section 1.8 of the CEMP to include reference to the DPIE Environmental Management Plan Guideline.</p>	Compliant
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
B15	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A25. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) fencing to be installed to restrict access within 10m of any on-site riparian watercourse; and (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p>	<ul style="list-style-type: none"> • Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4 • Aconex correspondence reference MPX-CADV-000210 titled "Group DLACC1 Crown Cert Deliverables List – Item 3.3.9- B14-B15 CEMP" dated 11/9/24 • Works Documentation - Eurobodalla Hospital and Health Services Redevelopment • Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	<p>The CEMP was provided to the Certifier on the 11/9/24 and is available on the project website.</p> <ul style="list-style-type: none"> • Section 12.1.2 of the CEMP provides details of hours of work • The CEMP doesn't include the 24-hour contact details of the site manager • Section 13.2 of the CEMP includes details of the Dust and Air Quality Objectives; dust is the focus however there is limited information on odour control (such as odour emanating from site/septic facilities) • Items (iv- v) are addressed by Sections 13.3 and 13.4 • Item vii has not been addressed. <p>Recommendation</p> <p>Update the CEMP to include:</p> <ul style="list-style-type: none"> • the 24-hour contact details of the site manager • management measures to minimise any potential odour impacts from the site amenities • Details of any external lighting to ensure compliance with AS 4282-2019 • Reference to the DPIE Environmental Management Plan 	Non - Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (e) Construction Noise and Vibration Management Sub-Plan (see condition B17); (f) Construction Waste Management Sub-Plan (see condition B18); and (g) Biodiversity Management Sub-Plan (see condition B19).		Guideline as recommended in Condition B15 above. <ul style="list-style-type: none"> Noisy work approved hours as required by C16 	
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; <p>heavy vehicle routes, access and parking arrangements;</p> <p>the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as</p>	<ul style="list-style-type: none"> Eurobodalla Regional Hospital, Construction Pedestrian and Traffic Management Plan, Stantec, Rev E, dated 22/8/24 Email "TfNSW ERH Slip Lane Works Approved" Email "To ESC ERH RD0079_24 Princes Hwy Moruya-ERH SSDA 1 of 4" Email "To TfNSW ESC ERH – Acceleration Lane TMP" Email to TfNSW ERH – Section 138 for Slip Lane" 	<p>The CTMP was prepared by Stantec, an experienced traffic engineering company and was prepared in consultation with both TfNSW and Eurobodalla Shire Council.</p> <p>Section 4 of the CTMP addresses the requirements of c) (i) to (v)</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).			
B17	<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) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of 	<ul style="list-style-type: none"> • Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24 • Works Notification, New Eurobodalla Regional Hospital, dated 20/8/24 • Boulder removal, noise impact • Aconex Correspondence (GroupDLA-GCOR-000018) titled "Noise and Vibration – letter to neighbours" dated 20/11/24 • Aconex Correspondence MPX-CADV-000210 titled Group DLA Crown Certificate Deliverable List – Item 3.3.11 CNVOM 	<p>The construction noise and vibration management plan has been prepared by experienced Acoustic Consultants, Pulse White Noise.</p> <ul style="list-style-type: none"> • Section 5 of the CNVMP provides details of measures to be implemented that address the requirements of items b) – d) • The Auditor was provided with examples of communications with project neighbours in relation to noisy works • Details of the complaints management system is provided in Section 5.5 of the CNVMP <p>The CNVMP was submitted to the Certifier on the 21/8/24.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.			
B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<ul style="list-style-type: none"> Waste Management Plan, Eurobodalla Regional Hospital, Revision 4 dated 4/9/24 Aconex Correspondence reference MPX- CADV-000210 titled "Group DLA CC1 Crown Cert Deliverables List – Item B18 Construction Waste Management Plan" dated 19/11/24 	<p>The Construction Waste Management Plan (CWMP) was prepared by Multiplex. The CWMP was provided to the certifier on the 19/11/24. The CWMP contents address the requirements of this condition as follows:</p> <ul style="list-style-type: none"> Recording of quantities (section 3.3) Waste classifications (section 2.5) Recycling (sections 3 and 5) Validation and confirmation of contamination status (section 4.2) <p>Section 5 of the waste management plan documents the onsite disposal locations, however the waste management plan does not document the offsite waste disposal locations</p> <p>Recommendation</p> <p>Update the waste management plan so the offsite waste disposal locations are documented when they are confirmed.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
B19	<p>The Biodiversity Management Sub-Plan (BMSP) 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) identify areas of land where impacts on biodiversity are to be avoided as outlined in '<i>Biodiversity Development Assessment Report</i>' (Final Report Issue 8), prepared by Abel Ecology and dated 8 January 2024, and set out how these areas will be protected from construction impacts; and (c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures; and (d) incorporate a Vegetation Management Plan, which must be prepared in consultation with BCD, and include documentary evidence on how feedback has been considered and whether any changes have been made in response to this feedback. The plan must: <ul style="list-style-type: none"> (i) detail measures to be used for the relocation, installation and management of tree hollows; and (ii) inform management of retained site vegetation, Bush Fire Asset Protection Zone maintenance, and regeneration of the 'Spring Forest' in the southeast corner of the site. 	<ul style="list-style-type: none"> • Biodiversity Management Plan, Eurobodalla Regional Hospital, Moruya NSW, 2537, Lot 2 DP 128576, Proposed Regional Hospital, rev 2 dated 3/10/24 	<p>The Biodiversity Management Plan was prepared by Abel Ecology, an experienced ecologist with qualifications and experience of the report authors provided in Appendix 3. Figure 7 identifies the areas to be avoided. Appendix 1 provides details of the vegetation management plan</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
B20	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (e) minimise the impacts of earthworks and construction on the local and regional road network; (f) minimise conflicts with other road users; (g) minimise road traffic noise; and (h) ensure truck drivers use specified routes. 	<ul style="list-style-type: none"> Driver code of conduct 	<p>The driver code of conduct is included as part of the CTMP and contains relevant information.</p> <p>During the audit period one complaint was received in relation to the turning of a vehicle in Mollee Road as opposed to Noads Road</p> <p>Recommendation</p> <p>The actions taken in response to the complaint are deemed to be appropriate, a further recommendation is made to update the driver code of conduct to document the correct turning location in Noads Road.</p>	Compliant
CONSTRUCTION PARKING				
B21	<p>Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	<p>As observed during the audit site inspection, substantial carparking areas have been provided to accommodate workers and visitors' vehicles as well as any heavy vehicles. There were no vehicles observed to be parked off site.</p>	Compliant
SOIL AND WATER				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
B22	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site. 	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	<p>As observed during the site inspection, erosion and sediment controls that are consistent with the “Blue Book” requirements were installed and effectively maintained.</p> <p>Recommendation</p> <p>Install advisory signage at the sediment basin discharge points to ensure all personnel are aware of the mandatory requirement to obtain a permit prior to discharging water off site.</p>	Compliant
B23	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the ‘Blue Book’.</p>	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	<p>As observed during the site inspection, erosion and sediment controls that are consistent with the “Blue Book” requirements were installed and effectively maintained.</p>	Compliant
B24	<p>Prior to the commencement of construction, the Applicant describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</p>	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 Aconex Correspondence Reference MPX- CADV-000210 titled “Group DLA CC1 Crown Cert Deliverable List – Item 2.2.15- B22-B24 Soil and Water, dated 28/8/24 	<p>The relevant information was provided to the project certifier with the CC1 submission</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
		<ul style="list-style-type: none"> Peak flow calculations, 2 (table) 		
OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
B25	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in <i>'Noise and Vibration Impact Assessment'</i> (Issue 8), prepared by Arup and dated 16 April 2024, must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the <i>'Noise and Vibration Impact Assessment'</i> (Issue 8), prepared by Arup and dated 16 April 2024.</p>	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, the construction of building elements relevant to this condition has not commenced. It was noted that this design package would be included in Construction Certificate # 3.	Not triggered
BIODIVERSITY				
B26	Prior to the commencement of the removal of PCT 834 Forest Red Gum – Rough-barked Apple – White Stringybark grassy woodlands in dry valleys, southern South East Corner Bioregion, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of 'Biodiversity Development	<ul style="list-style-type: none"> Remittance Advice Summary reference 7774262 dated 19/8/24 	A sum of \$885,527.72 was paid to the Biodiversity Conservation Trust of NSW on the 19/8/24. This payment has been made in accordance with Condition B27.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	Assessment Report' (Final Report 8), prepared by Abel Ecology and dated 8 January 2024, must be retired.			
B27	The requirement to retire like-for-like ecosystem credits and species credits in condition B26 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	<ul style="list-style-type: none"> Remittance Advice Summary reference 7774262 dated 19/8/24 	A sum of \$885,527.72 was paid to the Biodiversity Conservation Trust of NSW on the 19/8/24. This payment satisfies the requirements of Condition B26	Compliant
B28	Evidence of the retirement of credits in satisfaction of condition B26 or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to commencement of the removal of PCT 834 Forest Red Gum – Rough-barked Apple – White Stringybark grassy woodlands in dry valleys, southern South East Corner Bioregion.	<ul style="list-style-type: none"> Email from DPHI Major Projects website to HI titled "New Eurobodalla Regional Hospital – B28 Biodiversity (Evidence of BCF Payment) dated 11/11/24 	DPHI acknowledged receipt of the B28 Biodiversity (Evidence of BCF payment) on 11/11/24	Compliant
OPERATIONAL WASTE STORAGE AND PROCESSING				
B29	<p>Prior to the commencement of construction of waste storage and processing areas, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the</p>	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, the construction of building elements relevant to this condition has not commenced. It was noted that this design package would be included in Construction Certificate # 3.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>			
BUSHFIRE				
B30	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of <i>Planning for Bush Fire Protection 2019</i> .	<ul style="list-style-type: none"> Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	This information was provided to the certifier with the CC1 package.	Compliant
OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
B31	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	<ul style="list-style-type: none"> Aconex Correspondence (MPX-GCOR-001114) dated 20/11/24 Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 	This information was provided to the certifier with the CC1 package.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
B32	Prior to the commencement of any public external footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, the construction of any public external footpath or public domain works relevant to this condition has not commenced. It was noted that this design package would be included in Construction Certificate # 3.	Not triggered
ABORIGINAL CULTURAL HERITAGE MANAGEMENT PLAN				
B33	<p>Prior to carrying out any ground disturbance works that may result in harm to Aboriginal objects, an Aboriginal Cultural Heritage Management Plan must be submitted to and approval obtained from the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the Registered Aboriginal Parties and Heritage NSW; (c) include a description of the measures that would be implemented for: <ul style="list-style-type: none"> (i) undertaking ongoing consultation with the Registered Aboriginal Parties during the implementation and any subsequent review of the plan; (ii) providing a revised assessment of significance of the project area based on the outcomes of works undertaken under AHIP #5060; (iii) ensuring that all relevant conditions under AHIP #5060 have been satisfied; (iv) the completion of cultural monitoring during ground disturbing works; 	<ul style="list-style-type: none"> Letter from DPHI to HI titled "Eurobodalla Regional Hospital (SSD-56989722) Aboriginal Cultural Heritage Management Plan, Condition B33" dated 25/9/24 	<p>DPHI Approved the Aboriginal Cultural Heritage Management Plan on the 25/9/24 noting that the plan:</p> <ul style="list-style-type: none"> Contains the information required by condition B33 Has been prepared in consultation with Heritage NSW and registered aboriginal parties Has been submitted prior to carrying out any ground disturbance works that may result in harm to Aboriginal objects. 	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>(v) ensuring the protection and ongoing management of sites AHIMS #58-4-1466, #58-5-1467 and #58-4-1468;</p> <p>(vi) short and long term management of Aboriginal objects salvaged during the project and in accordance with AHIP #5060; and</p> <p>(vii) the management of any unexpected Aboriginal objects (including human skeletal remains), with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW and to include the requirements to register any newly identified Aboriginal objects or sites in the Aboriginal Heritage Information System (AHIMS) database;</p> <p>(d) include provision for workers on site to received suitable heritage inductions prior to carrying out any development on site, with records to be kept of these inductions; and</p> <p>(e) include procedures and requirements for ongoing review and revision of the plan, as required.</p>			
WORKFORCE ACCOMMODATION STRATEGY				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
B34	Prior to the commencement of construction, the Applicant must submit to the Certifier a detailed final Workforce Accommodation Strategy. The strategy must incorporate, but is not limited to, the measures outlined in 'Workforce Accommodation Strategy Plan, Eurobodalla Regional Hospital HI22045MW Main Works', prepared by Multiplex	<ul style="list-style-type: none"> Workforce Accommodation Plan, Eurobodalla Regional Hospital, Rev 3 dated 10/9/24 Aconex transmittal MPX-CADV-000210 titled "Group DLA CC1 Crown Cert Deliverable List – Item 3.3.22 – Workforce Accommodation Plan (B34)" dated 11/9/24 	<p>Section 1.2 of the WFSAP notes the document has incorporated and developed measures outlined in "Workforce Accommodation Strategy Plan, Eurobodalla Regional Hospital HI22045MW Main Works" which was issued as part of the planning submission.</p> <p>The WASF was submitted to the Certifier on 6/9/24</p>	Compliant
TREE PROTECTION				
B35	Prior to the commencement of construction, a qualified arborist (AQF 5) must be engaged to ensure and certify that tree protection fencing and all other protection measures are satisfactorily implemented, as recommended in 'Arboricultural Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Record of Results AHC50516 – Diploma of Arboriculture Certificate AHC50516, Diploma 	<p>A local arborist has been appointed to undertake monthly inspections.</p> <p>Appropriate tree protection fencing with advisory signage was observed during the audit site inspection</p> <p>There were no instances of inappropriate storage within the tree protection zone observed during the site inspection.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
PART C DURING CONSTRUCTION				
SITE NOTICE				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and <p>The site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the Audit site inspection, compliant signage has been installed at the site entrance.	Compliant
OPERATION OF PLANT AND EQUIPMENT				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Plant register- Simpel Contractor Service Records: <ul style="list-style-type: none"> Atcall Aus Reo De Martin and Gasparini Quick Plumbing 	<p>A register of plant and equipment inductions is maintained to document equipment onboarding. Each machine has a QR code to track its servicing and maintenance activities</p> <p>Example of machine maintenance logbooks was observed by the Auditor during the site inspection.</p> <p>Contractor records of equipment maintenance were provided to the Auditor</p>	Compliant
DEMOLITION				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection and confirmed during the audit interview, there has been no demolition work undertaken at this stage of the project.	Not triggered
CONSTRUCTION HOURS				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Site induction Complaints register 	The working hours are stipulated in the site induction and in the CEMP, however the requirement that deliveries are undertaken within the approved hours is not documented in the CEMP or site induction.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	No work may be carried out on Sundays or public holidays.		<p>There have been no out of hours works or complaints related to out of hours works reported during the Audit period,</p> <p>Recommendation</p> <p>Update the induction and the CEMP to include the requirement that delivery of materials to and from the site may only be undertaken within the approved hours.</p> <p>The CEMP and induction should also be updated to include reference to the noisy works as required by C16.</p>	
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 	MPX noted there have been no out of hours activities undertaken in accordance with this condition	Not triggered
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Photographic evidence provided to the Auditor 	MPX noted that there was one oversize delivery during the audit period that travelled from Sydney outside the normal construction hours. It was confirmed that the equipment did not arrive on site until approximately 11am and within the approved working hours. Time stamped	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to affected residents at least seven days prior to the works; or</p> <p>(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</p>		<p>photographic evidence was provided to the Auditor as confirmation.</p> <p>Accordingly</p>	
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> Audit interview 29/11/24 	As noted above, the oversize deliver did not arrive on site until approximately 11am and therefore this condition has not been triggered during the audit period.	Not triggered
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<ul style="list-style-type: none"> Eurobodalla Regional Hospital – Further Notice of Noise Impacts dated 20/8/24 Boulder removal noise impacts ATTCALL Environmental Work Method Statement – Earthworks, v1 dated Multiplex, Environmental Management Plan, Eurobodalla Regional Hospital, Environmental Management Plan, rev 4 	During the audit period, a granite boulder required removal with the use of rock breakers. Affected residents were notified via works notification dated 20/8/24 advising that the work would commence on the 23/8/24 and be completed by the 31/10/24. The notification noted that the work would be undertaken only between 9am and 12pm and 2pm to 5pm Monday to Friday.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
			<p>The approved hours for these high noise activities are not documented in the CEMP (section 13.1.2) or the site induction</p> <p>Recommendation</p> <p>Update the CEMP and the site induction to include these restricted hours for noisy works.</p>	
IMPLEMENTATION OF MANAGEMENT PLANS				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Documents reviewed as part of this audit and documented in this report 	Appropriate evidence was reviewed by the Auditor and observed during the site inspection to confirm compliance with the requirements of this condition.	Compliant
CONSTRUCTION TRAFFIC				
C10	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, all construction vehicles were contained wholly within the construction site.	Compliant
HOARDING REQUIREMENTS				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
C11	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(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.</p>	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, there was no third-party advertising or graffiti observed on the site fencing.	Compliant
NO OBSTRUCTION OF PUBLIC WAY				
C12	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	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	There were no obstructions of public way observed during the audit site inspection.	Compliant
CONSTRUCTION NOISE LIMITS				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Eurobodalla Regional Hospital, Site Wide CNVMP, PWNA dated 1/7/24 	<p>Section 5.2 of the CNVMP documents the measures to be implemented to minimise noise impacts.</p> <p>Construction activities are restricted to normal working hours with no OOH working activities undertaken to date. Non tonal reversing alarms have been implemented on site. All equipment is appropriately maintained.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
			Two noise monitoring stations have been implemented at the site. Monitoring results were provided to the Auditor for the period 13/11/24-20/11/24. With measurements of 54 dB (LAeq) measured that is within the predicted construction noise levels as documented in the CNVMP (Table 9)	
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, C5, and C6.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Complaints register 	As observed during the audit site inspection a traffic controller is employed to supervise vehicle entry. MPX noted that the entrance gate is locked at the end of each working day so vehicles cannot enter outside the hours.	Compliant
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the audit site inspection, there were no tonal reversing beepers being used on the project. Non tonal 'quackers' were in use.	Compliant
VIBRATION CRITERIA				
C16	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and 	<ul style="list-style-type: none"> Site hive vibration monitoring results (13 November – 20 November 2024) Audit interview 29/11/24 Site inspection 29/11/24 Eurobodalla Regional Hospital – Site Wide 	Section 3.3 of the CNVMP provides details of the construction vibration limits for structural damage and human comfort.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	CNVMP, PWNA, Rev 0 dated 1/7/24	<p>The Auditor was provided with a sample of vibration monitoring results between 13/11/24 and 20/11/24.</p> <p>The measured vibration is less than the intermittent vibration impacts criteria outlined in Table 5 of the CNVMP and less than the Structural damage criteria outlined in Table 7 of the CNVMP.</p>	
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16	<ul style="list-style-type: none"> Site vibration monitoring results (13 November – 20 November 2024) Audit interview 29/11/24 Site inspection 29/11/24 Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24 	It was noted that vibratory compactors have not been used within 30m of a residential building during the Audit period. In any case, and as noted above, vibration monitoring has confirmed compliance with condition C16,	Compliant
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 Eurobodalla Regional Hospital – Site Wide CNVMP, PWNA, Rev 0 dated 1/7/24 	Noted. Vibration limits are described in Section 3.3 of the CNVMP.	Compliant
TREE PROTECTION				
C19	For the duration of the construction works:	<ul style="list-style-type: none"> Audit interview 29/11/24 Site inspection 29/11/24 	As observed during the site inspection	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>(a) 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;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Arboricultural Impact Assessment Report' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. 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</p>	<ul style="list-style-type: none"> • ERH Civil Scope – Early Works – Atcall Ecologist • Tree Removal Plan, SSDA and SCIL REF, Drawing Number ERH-BB-LA-DWG-007 Revision 2 dated 11/10/24 • Southern Cross Environmental – Pre Clearance-Check dated 3/10/24 • Southern Cross Environmental – Pre Clearance-Check dated 14/6/24 	<ul style="list-style-type: none"> • There have been no street trees impacted trimmed or removed to date. Accordingly, tree protection measures have not been installed • Adequate tree protection has been provided to trees retained on site. The tree protection was outside the dripline of the trees with appropriate signage. There were no materials stored within the tree protection zone • There have been no instances to date where access to areas within the TPZ has been required to date • Both a suitably qualified arborist and an ecologist has been appointed to oversee activities with the potential to impact trees. • Pre-clearance checks have been undertaken by the ecologist 	

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>the canopy or the limit of the former protective fencing, whichever is the greater.</p> <p>(e) a qualified arborist, as required by condition B35 of this consent, must be retained to provide advice as applicable as per the recommendations of '<i>Arboricultural Impact Assessment Report</i>' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023</p> <p>the Applicant must engage a qualified ecologist to inspect hollow-bearing trees and potential habitat trees before they are removed and provide further advice where applicable as per the recommendations of '<i>Arboricultural Impact Assessment Report</i>' (AE23-2386-REP-ISS-8), prepared by Abel Ecology and dated 27 November 2023.</p>			
C20	Tree protection fences must not be removed until construction is completed and removal agreed by the project arborist.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	Construction works are yet to be completed. Tree protection fences were in place as observed during the site inspection.	Not triggered
AIR QUALITY				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	<p>As observed during the site inspection, all reasonable and feasible measures have been implemented to control dust including:</p> <ul style="list-style-type: none"> Stabilised site access Progressive rehabilitation of exposed surfaces Dust cart Erosion and sediment controls Covering of loads as they exit the site 	Complaint

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
			No dust was observed to be generated during the site inspection.	
C22	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and <p>land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<ul style="list-style-type: none"> • Audit Interview 29/11/24 • Site inspection 29/11/24 	<p>As observed during the site inspection, all reasonable and feasible measures have been implemented to control dust including:</p> <ul style="list-style-type: none"> • Stabilised site access • Progressive rehabilitation of exposed surfaces • Dust cart • Erosion and sediment controls • Polymer dust suppressant • Covering of loads as they exit the site <p>No dust was observed to be generated during the site inspection. There was no tracking of dirt observed on the Princes Highway.</p>	Compliant
SOIL AND WATER				
C23	<p>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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<ul style="list-style-type: none"> • Audit Interview 29/11/24 • Site inspection 29/11/24 	<p>As observed during the site inspection, erosion and sediment controls that are consistent with the "Blue Book" requirements were installed and effectively maintained.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
IMPORTED FILL				
C24	<p>The Applicant must:</p> <ol style="list-style-type: none"> ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; keep accurate records of the volume and type of fill to be used; and make these records available to the Certifier and/or the Planning Secretary within seven days upon request. 	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	No imported fill is required for the project. All earthworks are contained within the site. Quarry products are imported for construction aggregates.	Compliant
DISPOSAL OF SEEPAGE AND STORMWATER				
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	Not triggered, there has not been any discharges to council stormwater system.	Not triggered
EMERGENCY MANAGEMENT				
C26	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<ul style="list-style-type: none"> Emergency Management Plan, Eurobodalla Regional Hospital, Rev 1 dated 12/6/24 Project Site Induction 	The project has prepared an Emergency Management Plan. The requirements of the Plan covering incidents, and emergencies are provided in Section 3 of the project induction including details of muster points and emergency evacuation routes.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
STORMWATER MANAGEMENT SYSTEM				
C27	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design detailed at Appendix M of the Response to Submissions report; (c) be in accordance with applicable Australian Standards; and <p>ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines</p>	<ul style="list-style-type: none"> Group DLA Design Compliance Statement (Crown Certificate)- CC1 dated 11/9/24 Letter from TTW to Multiplex Constructions titled "Early Works Design, Eurobodalla Regional Hospital, Civil Design Certificate – CC1 Works" dated 27/8/24 Group DLA_CC1 Deliverables List Stormwater Design Drawings (various) 	<p>The Civil Design Certificate, issued by TTW certifies that the civil design of the Early Works Component of the Eurobodalla Regional Hospital as shown on the list of drawings attached in accordance with the requirements of the Building Code of Australia (2019) Amendment 1, Part 3.1.3 Drainage and the listed Australian Standards, as well as SSD 56989722 Condition C27.</p> <p>The relevant design drawings were provided to the project certifier as part of the CC1 package of documents.</p>	Compliant
ABORIGINAL CULTURAL HERITAGE				
C28	Construction must be undertaken in accordance with the recommendations of 'Aboriginal Cultural Heritage Assessment Report' (Revision D), prepared by Comber Consultants and dated 20 December 2023	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report' (Revision D), prepared by Comber Consultants and dated 20 December 2023 Audit interview 29/11/24 Site Inspection 19/11/24 Eurobodalla Regional Hospital, Site Plan Rev 1 dated 19/8/24 	<p>Salvage of heritage items was undertaken by Biosis prior to the commencement of ground disturbance.</p> <p>A works notification was issued to community members on the 15/8/24 noting the work to be undertaken on Wednesday 21 August 2024, weather permitting.</p>	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
		<ul style="list-style-type: none"> RPA-GCOR-004100_Re ERH- Artefact Reburial Saturday 7th Eurobodalla Regional Hospital (SSD-56989722): Aboriginal Cultural Heritage Management Plan” Biosis, 13/9/24 Works Notification – “Eurobodalla Regional Hospital Archaeological Salvage” dated 15/8/24 	The salvaged heritage objects are currently stored at the Biosis office with plans in place to return to country at the completion of the project	
UNEXPECTED FINDS PROTOCOL – ABORIGINAL HERITAGE				
C29	<p>In the event that surface disturbance identifies an unexpected Aboriginal object as defined within the AHIP #5060 as items which must not be harmed and as defined within ‘Eurobodalla Regional Hospital: Unexpected Finds Protocol’, prepared by Biosis and dated 21 December 2023:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>(d) the Applicant must consult with the Aboriginal</p>	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	There have not been any unexpected finds during the audit period.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.			
UNEXPECTED FINDS PROTOCOL – HISTORIC HERITAGE				
C30	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) 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 as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	There have not been any unexpected finds during the audit period.	Not triggered
WASTE STORAGE AND PROCESSING				
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	<p>Secure waste storage facilities were provided on site.</p> <p>There was no waste stored outside the waste containers or on adjacent properties. The standard of housekeeping was high.</p>	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	Very small amounts of waste have been generated however have not been disposed of.	Compliant
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	There was no observed evidence of concrete trucks washing out on site. Concrete is being procured locally with concrete trucks washing out at the plant.	Compliant
C34	(a) The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	Very small amounts of waste have been generated however have not been disposed of. Appropriate waste facilities were provided on site.	Not triggered
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	There have not been any hazardous materials encountered to date.	Not triggered
OUTDOOR LIGHTING				
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	No out of works undertaken at this stage of the project that would require the use of intensive lighting (e.g. day makers). Low level lighting linked to sensors is utilised for security.	Compliant
CRANE LIGHTING				
C37	The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.	<ul style="list-style-type: none"> Audit Interview 29/11/24 Site inspection 29/11/24 	No cranes were in operation during the audit.	Not triggered
INDEPENDENT ENVIRONMENTAL AUDIT				
C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<ul style="list-style-type: none"> This audit report 	This audit has been carried out in accordance with the Independent Audit Post Approval Requirements.	Compliant

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of Independent Auditing.	<ul style="list-style-type: none"> Letter from DPHI to HI titled "New Eurobodalla Regional Hospital – Agreement to independent auditor" dated 1/11/24 	The Independent Auditor was approved by DPHI on the 2 nd of November 2024.	Compliant
C40	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> Audit Interview 29/11/24 	The Planning Secretary has not requested the initial and subsequent independent audits to be undertaken at different times to those specified in the independent post approval requirements.	Not triggered
C41	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent, or condition C40 where notice is given by the Planning Secretary;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.</p>	<ul style="list-style-type: none"> N/A 	This condition is required to be fulfilled following completion of this audit.	Not triggered
C42	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	satisfaction that an audit has demonstrated operational compliance.			
WORKFORCE ACCOMMODATION STRATEGY				
C44	For the duration of construction works, the Applicant must manage workforce accommodation in accordance with the details outlined in the Workforce Accommodation Strategy required by B34.	<ul style="list-style-type: none"> Workforce Accommodation Plan, Eurobodalla Regional Hospital, Rev 3 dated 10/9/24 Audit Interview 29/11/24 	Section 2 of the workforce accommodated strategy notes that workers will be sourced from local towns (up to 1 hours' drive away) and will be encouraged to utilise local hotels and Air B&Bs to minimise the impacts on local rented accommodation. Accordingly, a temporary construction workforce camp has not been provided at the site.	Compliant
PART D PRIOR TO COMMENCEMENT OF OPERATION				
NOTIFICATION OF OCCUPATION				
D1	At least one month before commencement of any operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
EXTERNAL WALLS AND CLADDING				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within 14 days after the Certifier accepts it.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
WORKS AS EXECUTED PLANS				
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
WARM WATER SYSTEMS AND COOLING SYSTEMS				
D5	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
OUTDOOR LIGHTING				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
MECHANICAL VENTILATION				
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B25 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
FIRE SAFETY CERTIFICATION				
D9	<p>Prior to commencement of operation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
STRUCTURAL INSPECTION CERTIFICATE				
D10	<p>Prior to the commencement of operation of the relevant parts of any new or refurbished buildings, a Structural Inspection</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s</p>			
POST-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE				
D11	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B6 of this consent;</p> <p>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p>	<ul style="list-style-type: none"> N/A 	Post construction requirement.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	(e) be provided to the Planning Secretary within 48 hours when requested.			
REPAIR OF PUBLIC INFRASTRUCTURE				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p><i>Note: This condition does not apply to any damage to roads caused because of general road usage or otherwise addressed by contributions of this consent.</i></p>	<ul style="list-style-type: none"> N/A 	Post construction requirement.	Not triggered
ROAD DAMAGE				
D13	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	<ul style="list-style-type: none"> N/A 	Post construction requirement.	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
POST-CONSTRUCTION SURVEY – ADJOINING PROPERTIES				
D14	<p>Where a pre-construction survey has been undertaken in accordance with condition B8, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> (a) document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B8; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary within 48 hours when requested. 	<ul style="list-style-type: none"> • N/A 	Post construction requirement.	Not triggered
D15	<p>Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.</p>	<ul style="list-style-type: none"> • N/A 	Post construction requirement.	Not triggered
OPERATIONAL ACCESS, CAR PARKING AND SERVICE VEHICLE ARRANGEMENTS				
D16	<p>Prior to final operation, evidence of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p>	<ul style="list-style-type: none"> • N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>(a) a minimum of 389 on-site car parking spaces for use during operation of the development; and</p> <p>(b) the swept path of the largest service vehicle (including public bus) entering and exiting the Site in association with the development, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</p>			
BICYCLE PARKING AND END OF TRIP FACILITIES				
D17	<p>Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) the provision of a minimum 20 staff and visitor bicycle parking spaces;</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
PUBLIC BUS ACCESS				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
D18	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier demonstrating that the bus shelter, bus stop and bus patron waiting area (and associated signage) have been installed in accordance with the details outlined at Appendix P of the Response to Submissions	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
GREEN TRAVEL PLAN				
D19	<p>Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy published on the Applicant's website within 14 days after the Certifier accepts it. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and <p>include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	and the requirement for travel surveys to identify travel behaviours of users of the development.			
D20	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
UTILITIES AND SERVICES				
D21	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
STORMWATER OPERATION AND MAINTENANCE PLAN				
D22	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>maintenance schedule of all stormwater quality treatment devices;</p> <p>record and reporting details;</p> <p>relevant contact information; and</p> <p>Work Health and Safety requirements.</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
SIGNAGE				
D23	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
OPERATIONAL WASTE MANAGEMENT PLAN				
D25	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and <p>include the Management and Mitigation Measures included in 'Operational Waste Management Plan' (Rev 2), prepared by JBS&G Australia and dated 8 February 2023</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
LANDSCAPING				
D26	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
D27	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) incorporate details outlined in, and be generally consistent with, the Vegetation Management Plan required by condition B19.</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
Asset Protection Zones				
D28	<p>Prior to the commencement of operation, an asset protection zone is to be maintained permanently:</p> <p>(a) to the north aspect of Class 9a and 9b buildings for a horizontal distance of 45 metres from the external wall of the buildings; and</p> <p>(b) to the west, east and south aspects of Class 9a and 9b buildings for a horizontal distance of 40 metres from the external wall of the buildings.</p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
D29	The asset protection zone must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>establishing and maintaining an IPA the following requirements apply:</p> <ul style="list-style-type: none"> (c) tree canopy cover should be less than 15% at maturity; (d) trees at maturity should not touch or overhang the building; (e) lower limbs should be removed up to a height of 2m above the ground; (f) tree canopies should be separated by 2 to 5m; (g) preference should be given to smooth barked and evergreen trees; (h) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (i) shrubs should not be located under trees; (j) shrubs should not form more than 10% ground cover; (k) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. (l) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); 			

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	and (m) leaves and vegetation debris should be removed.			
EVACUATION AND EMERGENCY PLANNING				
D30	<p>Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i></p>	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
OPERATIONAL FLOOD EMERGENCY MANAGEMENT PLAN				
D31	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> (a) is be prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines; (c) incorporates, but is not limited to, the emergency management procedures outlined in (d) 'Integrated Water Management Plan, Flood Impact and Risk Assessment & Riparian Zone Management' (Revision K), prepared by Meinhardt Bonacci 	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	and dated 18 August 2023; (e) includes details of: (f) the flood emergency responses for operational phase of the development; (g) predicted flood levels; (h) flood warning time and flood notification; (i) assembly points and evacuation routes; (j) evacuation and refuge protocols; and (k) awareness training for employees and contractors, and visitors.			
SITE FENCING				
D32	Prior to the commencement of operation, a minimum 1.5m high fence must be erected around the perimeter of the site to restrict access into adjacent RU1 Primary Production zoned land.	<ul style="list-style-type: none"> N/A 	Preoperational requirement	Not triggered
PART E POST OCCUPATION OR COMMENCEMENT OF USE				
OPERATION OF PLANT AND EQUIPMENT				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
WARM WATER SYSTEMS AND COOLING SYSTEMS				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010)	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease			
OPERATIONIONAL NOISE LIMITS				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Noise and Vibration Impact Assessment' (Issue 8), prepared by Arup and dated 16 April 2024. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS				
E5.	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
E6	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B15 of this consent.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
OUTDOOR LIGHTING				
E7	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
LANDSCAPING				
E8	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
BUSHFIRE MANAGEMENT				
E9.	<p>Bush fire hazards must be managed for the duration of occupation of the development in accordance with the recommendations of 'Bushfire Assessment Report' (AE-23-2381-REP-ISS-9), prepared by Abel Ecology and dated 27 November 2023. Measures must include, but are not limited to:</p> <ul style="list-style-type: none"> (a) management of asset protection zones in accordance with the Vegetation Management Plan required by condition B19; (b) all landscaping within a 140m radius of the 	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	<p>external wall of all buildings, but outside the asset protection zones required by condition D28, must maintain a predominant 'grassland hazard';</p> <p>(c) the site access road must be maintained to comply with the provisions for 'perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019;</p> <p>(d) the internal non-perimeter roads must be maintained to comply with the provisions for 'non-perimeter roads' as outlined in Table 6.8b of Planning for Bush Fire Protection 2019;</p> <p>(e) water supply is to be provided in accordance with Table 6.8c of Planning for Bush Fire Protection 2019; and</p> <p>(f) fire hazard management must consider hollow-bearing trees, Aboriginal Heritage items and native vegetation that is:</p> <p>(i) habitat or local threatened flora and fauna; or</p> <p>(ii) protected under State Environmental Planning Policy (Biodiversity and Conservation) 2021 (or the most recent version), and/or a 'Terrestrial Biodiversity Overlay' or 'Riparian Lands and Watercourse Overlay' under the Eurobodalla Local Environmental Plan 2012 (or the most recent version).</p>			
ASSET PROTECTION ZONES				

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
E10	The asset protection zones required by condition D28 shall be maintained for the duration of occupation of the development.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
BUSHFIRE EMERGENCY AND EVACUATION PLAN				
E11	The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by condition D30, or as may be updated or amended.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
HAZARDS AND RISK				
E12	<p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p> <ul style="list-style-type: none"> (a) the requirements of all relevant Australian Standards; and (b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids. 	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
E13	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered
DANGEROUS GOODS				
E14	The quantities of dangerous goods (except for liquid oxygen, UN 1073) stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
E15	The quantity of liquid oxygen stored and handled at the site must not exceed 15,000 litres.	<ul style="list-style-type: none"> N/A 	Operational requirement	Not triggered



Appendix B. Planning Secretary Audit Team Agreement



NSW Planning ref: SSD-56989722-PA-4

Health Infrastructure

Via Major Projects Portal

Attention: Kathryn Saunders, Senior Advisor, Town Planning (Post Approval & Compliance)

01/11/2024

Subject: New Eurobodalla Regional Hospital – Agreement to Independent auditor

Dear Mr Saunders

I refer to your letter dated 22 October 2024 [SSD-56989722-PA-4], requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits for the construction phase of the New Eurobodalla Regional Hospital (Project) under SSD 56989722 (Consent).

The NSW Department of Planning, Housing and Infrastructure (NSW Planning) has reviewed the independent auditor nominations and based on the information you have provided is satisfied that Mr Richard Peterson is suitably qualified, experienced, and independent.

In accordance with Condition C39 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following lead auditor:

- Mr Richard Peterson, NGH Pty Ltd

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

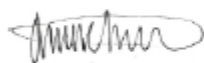
This agreement applies to all stages of construction of the Project and will require the approved auditor to submit a declaration of independence with each independent audit report they are involved in. This agreement is also conditional on the above auditor maintaining certification as a lead or principal auditor with a relevant industry body.

The independent audit must be prepared, undertaken, and finalised in accordance with conditions of the Consent and the *Independent Audit Post Approval Requirements* (2020 or an updated version as available on the NSW Planning's website).

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

Should you wish to discuss the matter further, please contact compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Minchin".

Thomas Minchin
A/Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix C. Site Photographs





Photo 1: Tree Protection Zone fencing



Photo 2: Tree Protection Zone Signage



Photo 3: Internal Carpark Construction



Photo 4: Sediment Basin



Photo 5: General Construction



Photo 5: Internal road construction and batter stabilisation



Photo 6: Speed restriction signage



Photo 6: No go fencing – installed to restrict access to the sediment pond



Photo 7: soil stockpiles



Photo 8: Chemical dust suppression bonding agent



Photo 9: Chemical storage



Photo 10: Truck with dust covers secured



Photo 11: Waste skip bins



Photo 12: Site Notice



Photo 13: Princes Highway, site exit with no mud tracking observed



Photo 14: Water Cart



Photo 15: Environmental Monitoring Station

Appendix D. Consultation Records



richard.peterson-trigalana@outlook.com

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Monday, 2 December 2024 4:47 PM
To: rog.southeast@environment.nsw.gov.au
Subject: Independent Environmental Audit - Eurobodalla Hospital

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an Independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#).

The purpose of this email is to formally consult with BCS to understand if there are any specific issues or concerns BCS has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 23rd December 2024 would be greatly appreciated.

Many thanks



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: [Richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)

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richard.peterson-trigalana@outlook.com

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Sunday, 1 December 2024 1:49 PM
To: council@esc.nsw.gov.au
Subject: Independent Environmental Audit - Eurobodalla Hospital

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an Independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#)..

The purpose of this email is to formally consult with Council to understand if there are any specific issues or concerns Council has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 23rd December 2024 would be greatly appreciated.

Many thanks



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: richard.peterson-trigalana@outlook.com

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richard.peterson-trigalana@outlook.com

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Thursday, 28 November 2024 3:28 PM
To: DPE PSVC Compliance Mailbox
Subject: SSD - 56989722 - Eurobodalla Regional Hospital

To whom it may concern

I have been approved by the Department as the Independent Environmental Auditor to undertake the initial audit for the above project.

In accordance with the Department Independent Audit Post Approval Requirements 2020 (PAR), the purpose of this email is to consult with the Department to seek feedback for the audit regarding:

- Any particular focus areas or concerns the Department may have for the audit
- Any additional stakeholders the Department would like me to consult with in relation to the audit

I would appreciate a response from the Department prior to the 21st of December 2024

Best Regards

Richard Peterson

richard.peterson-trigalana@outlook.com

From: Lili Hutchinson <Lili.Hutchinson@transport.nsw.gov.au>
Sent: Friday, 6 December 2024 6:04 AM
To: richard.peterson-trigalana@outlook.com
Subject: 20241206 - TfNSW response - Independent Environmental Audit - Eurobodalla Hospital
- STH24/00043

Hello Richard,

Thank you for your time on the phone on Tuesday and for providing TfNSW an opportunity to advise of any environmental concerns that might arise as a part of the Eurobodalla Hospital construction.

TfNSW has no specific issues or concerns in relation to the development at this current stage of construction works.

Kind regards,

Lili

Liliana Hutchinson

Development Assessment Case Officer, Development Services
Transport Planning – Planning, Integration and Passenger
Transport for NSW

T 9595 5038 E lili.hutchinson@transport.nsw.gov.au

transport.nsw.gov.au

Level 3, 101 Crown Street
Wollongong NSW 2505

As we approach the holiday period, please be aware that our last business day will be Friday the 20th of December, 2024 and we will return on Monday the 6th of January, 2025.

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.



I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.



OFFICIAL

OFFICIAL

From: Richard Peterson <richard.peterson-trigalana@outlook.com>
Sent: Sunday, December 1, 2024 1:54 PM
To: Development South <development.south@transport.nsw.gov.au>
Subject: Independent Environmental Audit - Eurobodalla Hospital

You don't often get email from richard.peterson-trigalana@outlook.com. [Learn why this is important](#)

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I have been appointed and approved by the NSW Department of Planning, Housing and Infrastructure (DPHI) to undertake an Independent Environmental Audit of the construction of the Eurobodalla Hospital development. The Audit is being conducted in accordance with the DPHI Audit guideline [Independent Audit Post Approval Requirements | Planning](#). Details of the project are [Home - Eurobodalla Hospital and Health Services Redevelopment](#)..

The purpose of this email is to formally consult with TfNSW to understand if there are any specific issues or concerns TfNSW has in relation to the development, so that these issues may be considered by the Audit.

In this regard, a response to this email is requested by 23rd December 2024 would be greatly appreciated.

Many thanks



Richard Peterson | Director
Trigalana Environmental Pty Ltd

M: 0429 227 775

E: richard.peterson-trigalana@outlook.com

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Appendix E. Independent Audit Declaration Form



Independent Audit Declaration

Project Name	New Eurobodalla Regional Hospital
Consent Number	SSD-56989722
Description of Project	Construction and operation of a new high hospital
Project Address	Princes Highway, Moruya
Proponent	Health Administration Corporation
Date of Audit Site Inspection	29 November 2024
Date of Audit Site Declaration	23 January 2025

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:

- The audit has been undertaken in accordance with the relevant condition (s) of consent and the *Independent Audit Compliance Requirements* (Department 2020).
- The findings of the audit are reported truthfully, accurately, and completely.
- I have exercised due diligence and professional judgement in conducting the audit.
- I have acted professionally, objectively and in an unbiased manner.
- 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 relationship as spouse, partner, sibling, parent or child.
- 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.
- 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.
- 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:

- 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.
- 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	Richard Peterson
Signature	
Qualifications	Bachelor of Engineering, Civil Master of Environmental Engineering Management Accredited Lead Environmental Auditor (Exemplar Global)
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