

INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

NEW SHELLHARBOUR HOSPITAL – SSD 57064458

FEBRUARY 2025

Authorisation

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Project No.: 1248

Prepared for:
Health Infrastructure (HI)

Prepared by:
WolfPeak Group Pty Ltd

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EXECUTIVE SUMMARY

Health Infrastructure (HI) is responsible for the construction and operation of the New Shellharbour Hospital (the Project), located at 86 Dunmore Road, Dunmore, NSW 2529 (Lot 10 DP 1281639). Approval for this State Significant Development (SSD) project was granted under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) by the Director of Social Infrastructure Assessments at the Department of Planning, Housing, and Infrastructure (the Department or DPHI) on 12 August 2024 under SSD-57064458.

The Project involves the construction and operation of a new seven-storey hospital, including landscaping, internal roads and accessways, at-grade and multi-level car parking, utility and service connections, and supporting infrastructure.

Savills Project Management Pty Ltd is serving as the Project Manager on behalf of HI, with BESIX Watpac as the Principal Contractor. The Principal Certifying Authority (PCA or Certifier) is Blackett, Maguire + Goldsmith Pty Ltd. Construction commenced on 6 November 2024, with completion scheduled for Quarter 2 of 2027.

This audit was conducted in accordance with the State Significant Development (SSD) 57064458 conditions C33–C38 and the Department's 2020 *Independent Audit Post Approval Requirements* (IAPAR). The IAPAR outlines the scope, methodology, and reporting requirements for Independent Audits. WolfPeak was engaged as the Independent Auditor for the Project, with approval from the Department on 19 December 2024. The site audit inspection, document review, and interviews were carried out on 22 January 2025.

This Independent Audit aims to verify compliance with the relevant conditions and assess the effectiveness of environmental management for the Project, following the scope, methodology, and reporting requirements outlined in the IAPAR.

This Audit Report presents the findings of the initial Independent Audit (IA1) for the construction phase of the Project, covering the audit period from 6 November 2024 to 22 January 2025 (the 'audit period'). Works undertaken during this period included site establishment, enabling works for piling platforms, and foundation works.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection, and interviews were effectively carried out with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory and Project specific environmental requirements.

Summary of Findings:

- There were 171 conditions assessed.
- Seventy seven (77) conditions were considered by the auditor compliant.
- Ninety Four (94) conditions were considered by the auditor not triggered.
- One (1) observation was identified in relation to completion of environmental inspections in accordance with the CEMP.

Detailed findings are presented in Section 3 and Appendix A along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from Savills and BESIX Watpac for their high level of organization, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

Health Infrastructure (HI) is responsible for the construction and operation of the New Shellharbour Hospital (the Project), located at 86 Dunmore Road, Dunmore, NSW 2529 (Lot 10 DP 1281639). The Project site is situated adjacent to existing and developing urban areas. Shellharbour is a regional city in the Illawarra Shoalhaven Region of New South Wales, approximately 85 km south of Sydney, 20 km south of Wollongong, and 160 km north-east of Canberra. Refer to Figure 1 for the site location.

Consent for the State Significant Development (SSD-57064458) (the Project) was granted by the Director of Social Infrastructure Assessments at the Department of Planning, Housing and Infrastructure (the Department or DPHI) on 12 August 2024. The approved development under SSD-57064458 includes the construction of external areas and a multi-deck car park. The scope of the new building comprises a six-level structure with a Gross Floor Area (GFA) of approximately 40,000 m², accommodating the following:

- Level 00 Perioperative Service, Mental Health Unit, SSD, Back of House (BOH), Loading Dock, Plant and Food Services
- Level 01 Acute Mental Health In-Patient Unit (IPU), Emergency Department, Medical Imaging and Pathology
- Level 02 Whole of Hospital Workspace Hub, Ambulatory Care, Retail and Pharmacy
- Level 03 Surgical IPU, Intensive Care Unit (ICU)/Cardiology IPU, Ambulatory Care and Renal
- Level 04 IPU, Rehabilitation/GEM Unit and Plant
- Level 05 Medical/Surgical IPU and Acute/GAP IPU, and
- Level 06 Plant and Equipment

The works also include the augmentation of Dunmore Road, which involves the construction of a new roundabout to facilitate access to the facility for ambulances, patient transport, service vehicles, staff, and patient vehicles. Refer to Figure 2 for the site plan and Figure 3 for an aerial perspective of the New Shellharbour Hospital from the entry on Dunmore Road.

The construction of the New Shellharbour Hospital will be delivered in two stages. Stage 1 closes with the receipt of the Occupational Certificate for the works, while some additional scope required before the project's operation will be undertaken as part of Stage 2 under a separate certification process.

Stage 1:

- Crown Certificate 1 – Substructure (Piles, Core Base, In-ground Services)
- Crown Certificate 2 – Superstructure (Levels 0 to 6)
- Crown Certificate 3 – Façade, Fit-out & Finishes
- Crown Certificate 4 – Multi-storey Car Park & Northeast On-grade Car Parking

- Crown Certificate 5 – External Landscaping & Car Parking Areas
- Crown Certificate 6 – Dunmore Road Civil Works & Public Domain Landscaping
- Occupational Certificate #1

Stage 2:

- Crown Certificate 7 – Shellharbour Road/Dunmore Road Intersection Upgrade
- Crown Certificate 8 – Shared Pathway to Shellharbour Junction Station
- Occupational Certificate #2 (Applicable only for CC7 & CC8)

Savills Project Management Pty Ltd served as the Project Manager on behalf of HI, with BESIX Watpac as the Principal Contractor. The Principal Certifying Authority (PCA or Certifier) is Blackett, Maguire + Goldsmith Pty Ltd. Construction activities commenced on 6 November 2024 with work completion scheduled by Quarter 2 of 2027.

Works undertaken during this audit period included site establishment, enabling works for piling platforms and foundation works. The works associated with Crown Certificates 7 & 8 do not currently form part of the construction activities being carried out by BESIX Watpac.



Figure 1: New Shellharbour Hospital Site Location (source: EIS, 2023 by Geo Link)

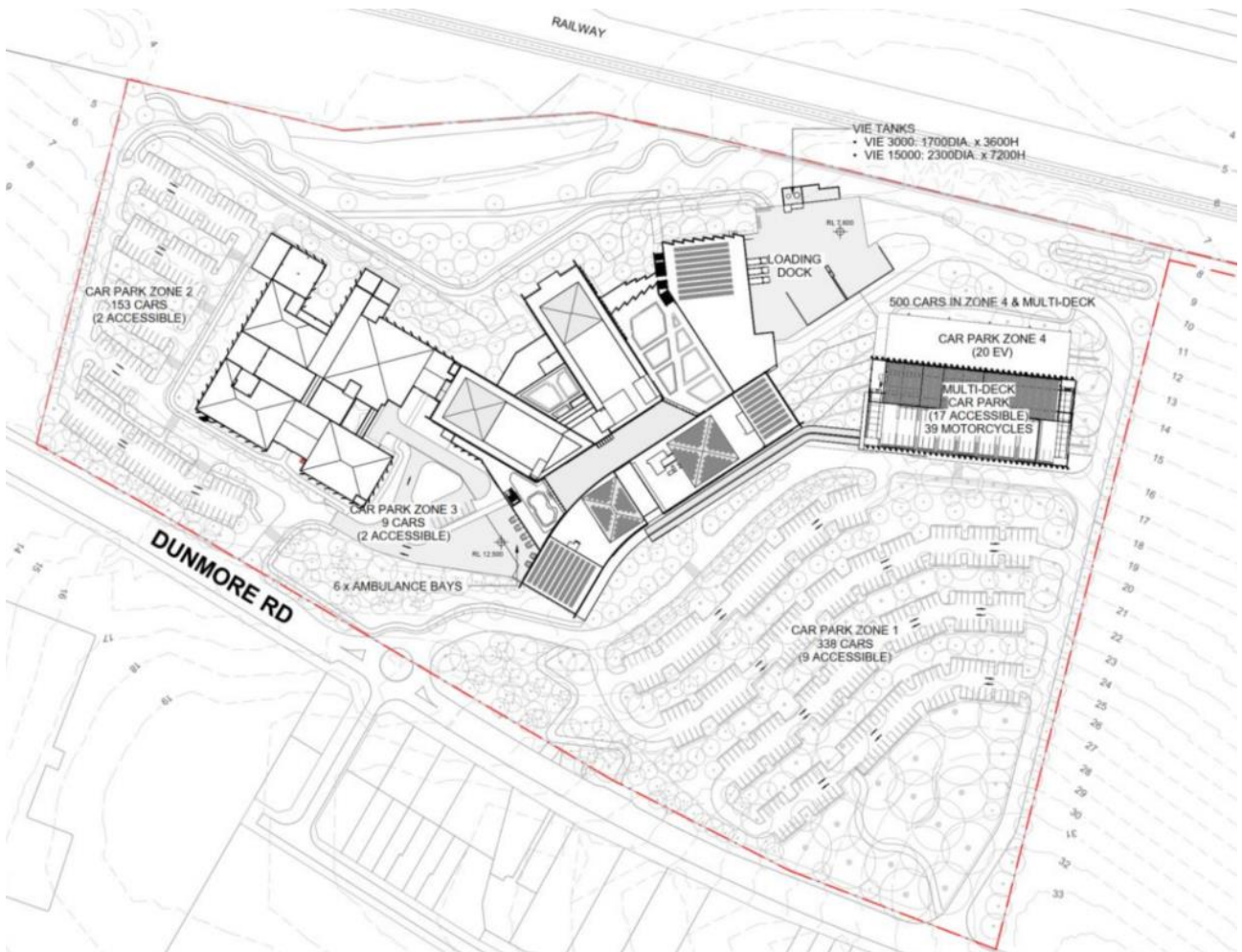


Figure 2: Indicative design overview (source: EIS 2023 by GeoLink)



Figure 2: Aerial Perspective of NSH from entry on Dunmore Road (source: EIS 2023 by GeoLink)

1.2 Approval requirements

SSD 57064458 conditions C33-C38 of Schedule 2 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department's *Independent Audit Post Approval Requirements* (IAPAR) 2020.

1.3 The audit team

In accordance with Schedule 2, Condition A33 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary prior to the commencement of an Independent Audit.

The Lead Auditor who performed the auditing work was approved by the Department on 19 December 2024 and presented in Table 1. The letter of approval is presented in Appendix B and auditor's independence declarations are attached in Appendix F.

Table 1: Audit Team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No 114283). Master of Environmental Engineering Management

1.4 The audit objectives

The objective of this Independent Audit was to undertake the first Independent Audit for the construction phase of the Project in accordance with SSD-57064458 Schedule 2, condition C33 which states:

'Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements'.

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits.

This Audit seeks to fulfill the requirements of Condition C33, verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Audit Report presents the findings from the first Independent Audit on the Project, covering the period from commencement of work 6 November 2024 to 22 January 2025 (the audit period).

This audit adopts the IAPAR comprising the following scope:

- "an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited;

- all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary;
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee (if there is one for the Project), on the environmental performance of the project during the audit period.
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices."

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – *Guidelines for Auditing Management Systems* and the methodology set out in the Department's IAPAR 2020.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

2.2.3 Consultation

On 19 December 2024, WolfPeak consulted with the Department to obtain their input into the scope of the Audit and confirmation on whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. On 6 January 2025, the Department responded to the consultation and requested to review the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management. Consultation records are attached in Appendix C and details in Section 3.5.

2.2.4 Meetings

The opening and closing meetings were held on 22 January 2025 at 86 Dunmore Road, Dunmore NSW 2529 (Project site) with the project personnel and the WolfPeak auditor.

During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting was held on 22 January 2025 where the audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

The opening and closing meeting attendance register is provided in Appendix E.

2.2.5 Interviews

The auditor conducted interviews on 22 January 2025 with key personnel during and following the site inspection and document review. During the inspection key personnel involved in on-site Project delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Name and position of personnel who participated in the audit

Personnel	Position	Company
Ilse Luypaert	Project Manager	BESIX Watpac
Mark Cahalin	Project Manager	BESIX Watpac
Jack Walton	Site Manager	BESIX Watpac
John Mattock	Construction Manager	BESIX Watpac
Nick Hiley	Design Manager	BESIX Watpac

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures from the CEMP and subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 22 January 2025, and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix E.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records, and documentation that act as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented in Appendix A. Section 3.1 provides the list of key documents reviewed as part of the audit.

2.2.8 Generating findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings and recommendation.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR, as replicated in Table 3 below.

Table 3: Compliance Status Descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that 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 is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the conditions and their content is adequate.
- have been implemented in accordance with the conditions applicable to the Project.

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

2.2.11 Completing audit

The Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented. The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9835 applicable to the works being undertaken. The primary documents reviewed during this audit are as follows:

- Development Consent– SSD 57064458 New Shellharbour Hospital approved on 12 August 2024 by the Director of Social Infrastructure Assessments, Department of Planning Housing and Infrastructure approved
- Environmental Impact Statement (the EIS) New Shellharbour Hospital Version 6, 8 September 2023 prepared by GeoLINK Consulting P/L
- Approved Architectural Plans dated 25 January 2024 prepared by Cox Architecture
- Structural Plans dated 13 November 2024 prepared by Aurecon
- Staging Report for New Shellharbour Hospital Version 01, dated 20 September 2024 by BESIX Watpac
- Project Environmental Management Plan (CEMP) Revision 2.0, dated 19 September 2024 prepared by BESIX Watpac
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Revision 1.1, dated 27 August 2024 prepared by Commercial Traffic Control
- Construction Waste Management Sub-Plan (CWMSP) Revision 4, dated 3 October 2024 prepared by WSP
- Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00, dated 23 September 2024 prepared by BESIX Watpac
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Revision 4, dated 26 September 2024 by EMM Consulting P/L
- Biodiversity Management Sub-Plan (BMSP) Revision 1, dated 13 September 2024 by EMM Consulting P/L
- Flood Emergency Management Plan (FEMP) Rev 00, dated 14 August 2024 prepared by BESIX Watpac
- BCA Crown Certificate (CC1) CRO-24104, dated 14 November 2024 issued by BM+G P/L

All records and evidence sighted against each condition are detailed within Appendix A.

3.2 Summary of compliance

This section, including Tables 4 presents findings from this Independent Audit, along with the recommended action in response to each finding. Detailed findings against each requirements are presented in Appendix A. The findings are summarised as follows:

Summary of Findings:

- There were 171 conditions assessed.
- Seventy seven (77) conditions were considered by the auditor compliant.
- Ninety Four (94) conditions were considered by the auditor not triggered.
- One (1) observation was identified in relation to completion of environmental inspections in accordance with the CEMP.

Table 4: Findings and recommendations for this first Independent Audit

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action ¹	Responsible	Status ²
IAI_NSH_1	C9	Observation	<p><i>Implementation of Management Plans</i></p> <p><i>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</i></p>	<p>Observation: BESIX Watpac are currently undertaking the dedicated environmental inspections on a monthly basis. Inspections occurring at weekly or daily are primarily safety related, but include checks on housekeeping, dewatering, spill kits and permits. Section 6.2 of the CEMP requires weekly environmental and the ESCP requires weekly and pre and post wet weather inspections. These have only occurred through the daily inspections, checking on dewatering, rather than adequacy of controls. Notwithstanding this the controls on site appeared to align with the ESCP and were well installed.</p>	<p>Recommendation: BESIX should conduct dedicated weekly environmental inspections as required by the CEMP and ESCP, including weekly and pre- and post-wet weather inspections.</p>	BESIX Watpac	OPEN

¹ The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.

² At the time of finalising this Audit Report.

3.3 Adequacy of environmental management plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document; and
- whether there are any opportunities for improvement.

A review was conducted of the:

- 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 (CWMSP)
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)
- Biodiversity Management Sub-Plan (CBMSP), and
- Flood Emergency Management Plan (FEMP)

During the audit, the CEMP and sub-plans were reviewed in relation to each relevant condition of consent, with details provided in Appendix A. The Auditor is of the view that the plans are adequate for the works being undertaken.

3.4 Summary of notices from agencies

To the auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or DPHI

Activities in Lot 1 DP302910

During the site inspection it was observed that stock piling/material handling was occurring on Lot 1 DP302910 which is outside of the project boundary of SSD-57064458. The EIS notes that:

*Lot 1 DP302910 does not form part of this application. It will be subject to stockpiling from earthworks as part of a separate scope of/consent for early works (refer to the **Section 1.2** of the EIS for more background) and is anticipated to be used for potential future expansion and complementary uses where suitable (subject to separate approval pathways, as required).³*

³ Pg xii Environmental Impact Statement - New Shellharbour Hospital by GeoLink 2023

A copy of the consent for Lot 1 issued by Shellharbour City Council on 24 March 2023⁴ was sighted during the audit and it permits demolition of existing buildings, removal of fourteen trees, construction of temporary access road, remediation of contaminated land and bulk earthworks including ancillary works such as rock crushing.

As shown in Appendix C, the Department requested that the audit include a review of the management of noise, dust, operating hours, truck movements, erosion and sediment control (including dirt tracking onto public roads), community consultation, and complaints management.

The Auditor provides the following comments to respond to the requests made by the Department during consultation on the scope of this Independent Audit.

Management of noise and dust

A CNVMP was prepared to manage construction noise and vibration from the commencement of on-site works, incorporating reasonable and feasible mitigation measures. A water cart is available on-site and performs regular watering to control dust. Monitoring for noise, vibration, and dust was conducted using SiteHive. Exceedances were recorded; however, investigations confirmed that they were not associated with the project. No complaints related to noise, vibration, or dust have been recorded since construction began in November 2024.

Operating hours

The auditees noted that no out-of-hours work had occurred on-site, as the works were still in their early stages.

Truck movements

Truck movements were conducted in accordance with the designated routes outlined in the Construction Traffic and Pedestrian Management Plan (CTPMP). Drivers of trucks and construction vehicles were informed of the approved routes as specified in the CTPMP and were instructed to contact site traffic control personnel via UHF channel prior to delivery. All trucks remained within the construction site boundaries.

Erosion and sediment controls

During the site inspection, it was observed that erosion and sediment control measures were installed on-site, including a silt fence, two sediment basins (located on the north and south sides), clean water diversions, and a swale. Erosion and sediment controls in place are checked and monitored on a regular basis.

Community consultation and complaints management

Given the fact that the Project is in its infancy the potential for disruption to the community is negligible and, therefore communication with stakeholders has been limited. The New Shellharbour Hospital maintains a project website that includes a 'Contact Us' section, where concerned or interested parties can inquire and provide comments about the project. It also features the email

⁴ Development Application No. 0606/2022 (Part 3) (Modification Reference No. DAM0135/2023)

address for HI and the hospital's physical address. The website contains a complaints register that records and details all complaints received regarding the project. The complaints register is current as of December 2024, and no complaints have been reported. The 'Contact Us' section and the complaints register are available at the following links:

<https://shellharbourdevelopment.health.nsw.gov.au/>

<https://www.hinfra.health.nsw.gov.au/getmedia/db714030-e605-4a0a-9c84-4f17ef11b4a4/NHS-Complaints-Register-December-2024.pdf.aspx>

3.6 Complaints

The project has been maintaining a complaints register on the HI project website, which is current as of December 2024. The complaints register is available at:

<https://www.hinfra.health.nsw.gov.au/getmedia/db714030-e605-4a0a-9c84-4f17ef11b4a4/NHS-Complaints-Register-December-2024.pdf.aspx> .

No complaints have been recorded or received since the commencement of works.

3.7 Incidents

There were no notifiable incidents as defined by SSD-57064458 recorded by the auditees during the audit period.

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out the Project during the audit period and whether they are consistent with the relevant impacts predicted in the environmental assessment for the Project. Predicted impacts are set out in:

- Section 6 of the Environmental Impact Statement (EIS) for New Shellharbour Hospital Version 6, 8 September 2023 prepared by GeoLINK Consulting P/L

The EIS documents included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Works are in their infancy (limited to services works and site establishment activities). No complaints or reportable incidents have been recorded. The Auditor is of the view that the actual impacts thus far are very minor and well within that predicted in the environmental assessment. One exception is that the Project team removed an unsafe tree that is marked as being retained in the approved plans listed in condition A2.

3.9 Key strength and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key Project personnel. The compliance records were well organised and available at the time of the site inspection and interview with key Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. The necessary mitigating measures were observed during the audit site inspection:

- No incidents or complaints had been recorded.
- Site notice was installed at the site entry containing the necessary information for the Project.
- Erosion and sediment control measures were implemented on-site, including a compact wheel wash, swale, and clean water diversion, all of which were installed and maintained. Sediment basins were also installed and maintained in the northern and southern areas of the construction site
- Heavy vehicle parking and movements were adequate
- Noise, vibration, and dust monitoring were conducted using SiteHive, and
- The construction site is well maintained, with proper site establishment, waste bins in place, and dust suppression measures implemented through regular water cart usage.

4. CONCLUSION

This Audit Report presents the outcomes of the initial Independent Audit (IA1) for the construction phase of the Project, covering the audit period from 6 November 2024 to 22 January 2025 (the 'audit period'). Works undertaken during this audit period included site establishment, enabling works for piling platforms and foundation works.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection, and interviews were effectively carried out with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory and Project specific environmental requirements.

Summary of Findings:

- There were 171 conditions assessed.
- Seventy seven (77) conditions were considered by the auditor compliant.
- Ninety Four (94) conditions were considered by the auditor not triggered.
- One (1) observation was identified in relation to completion of environmental inspections in accordance with the CEMP.

The following strengths were demonstrated by the auditees:

- No incidents or complaints had been recorded.
- Site notice was installed at the site entry containing the necessary information for the Project.
- Erosion and sediment control measures were implemented on-site, including a compact wheel wash, swale, and clean water diversion, all of which were installed and maintained. Sediment basins were also installed and maintained in the northern and southern areas of the construction site
- Heavy vehicle parking and movements were adequate, and
- Noise, vibration, and dust monitoring were conducted using SiteHive.
- The construction site is well maintained, with proper site establishment, waste bins in place, and dust suppression measures implemented through regular water cart usage.

Detailed findings are presented in Section 3 and Appendix A along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from Savills and BESIX Watpac for their high level of organization, cooperation and assistance during the Independent Audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Group Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.



APPENDIX A – SSD 9835 CONDITIONS OF CONSENT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	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.	Evidence referred to elsewhere in this Audit Table Site inspection and interview with auditees 22/01/2025 Site photos – Appendix D	During the site inspection on 22/01/2025, interviews with project personnel and review of project records undertaken as part of initial Independent Audit for New Shellharbour Hospital, reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period.	C																																																																																												
Terms of Consent																																																																																																
A2	<div>The development may only be carried out:<div><div>(a) in compliance with the conditions of this consent;</div><div>(b) in accordance with all written directions of the Planning Secretary;</div><div>(c) generally in accordance with the EIS and Response to Submissions; and</div><div>(d) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="4">Architectural plans prepared by Cox Architecture</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>130562-SH-CAS-AR-DWG-11-99-1002</td><td>I</td><td>Site Plan Proposed</td><td>06/02/24</td></tr><tr><td>130562-SH-CAS-AR-DWG-11-99-1004</td><td>G</td><td>Boundary Setbacks</td><td>25/01/24</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-00-1001</td><td>A</td><td>Level 00 SSDA General Arrangement Plan</td><td>07/03/23</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-01-1001</td><td>B</td><td>Level 01 SSDA General Arrangement Plan</td><td>02/06/23</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-02-1001</td><td>C</td><td>Level 02 SSDA General Arrangement Plan</td><td>02/06/23</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-03-1001</td><td>A</td><td>Level 03 SSDA General Arrangement Plan</td><td>04/05/23</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-04-1001</td><td>A</td><td>Level 04 SSDA General Arrangement Plan</td><td>04/05/23</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-05-1001</td><td>A</td><td>Level 05 SSDA General Arrangement Plan</td><td>04/05/23</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-06-1001</td><td>B</td><td>Level 06 SSDA General Arrangement Plan</td><td>06/02/24</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-07-1001</td><td>B</td><td>Roof Level SSDA General Arrangement Plan</td><td>06/02/24</td></tr><tr><td>130562-SH-CAS-AR-DWG-27-99-2101</td><td>D</td><td>Car Park SSDA General Arrangement Plan Sheet 1</td><td>11/08/23</td></tr></table></div>	Architectural plans prepared by Cox Architecture				Dwg No.	Rev	Name of Plan	Date	130562-SH-CAS-AR-DWG-11-99-1002	I	Site Plan Proposed	06/02/24	130562-SH-CAS-AR-DWG-11-99-1004	G	Boundary Setbacks	25/01/24	130562-SH-CAS-AR-DWG-27-00-1001	A	Level 00 SSDA General Arrangement Plan	07/03/23	130562-SH-CAS-AR-DWG-27-01-1001	B	Level 01 SSDA General Arrangement Plan	02/06/23	130562-SH-CAS-AR-DWG-27-02-1001	C	Level 02 SSDA General Arrangement Plan	02/06/23	130562-SH-CAS-AR-DWG-27-03-1001	A	Level 03 SSDA General Arrangement Plan	04/05/23	130562-SH-CAS-AR-DWG-27-04-1001	A	Level 04 SSDA General Arrangement Plan	04/05/23	130562-SH-CAS-AR-DWG-27-05-1001	A	Level 05 SSDA General Arrangement Plan	04/05/23	130562-SH-CAS-AR-DWG-27-06-1001	B	Level 06 SSDA General Arrangement Plan	06/02/24	130562-SH-CAS-AR-DWG-27-07-1001	B	Roof Level SSDA General Arrangement Plan	06/02/24	130562-SH-CAS-AR-DWG-27-99-2101	D	Car Park SSDA General Arrangement Plan Sheet 1	11/08/23	<div>Development Consent – SSD 57064458 New Shellharbour Hospital approved on 12/08/2024 by Director of Social Infrastructure Assessments DPHI Environmental Impact Statement (the EIS) New Shellharbour Hospital V6, 08/09/2023 by GeoLINK Consulting P/L BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</div> <table><tr><td>130562-SH-CAS-LA-DWG-27-01-117</td><td>D</td><td>Finishes and Levels – Mental Health Garden Plan 7/9</td><td>14/06/23</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-01-118</td><td>D</td><td>Finishes and Levels – Mental Health Garden Plan 8/9</td><td>14/06/23</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-01-119</td><td>A</td><td>Finishes and Levels – Mental Health Garden Plan 9/9</td><td>14/06/23</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-201</td><td>J</td><td>Planting, Plan 1 of 5</td><td>15/01/24</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-202</td><td>H</td><td>Planting, Plan 2 of 5</td><td>15/01/24</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-203</td><td>J</td><td>Planting, Plan 3 of 5</td><td>20/12/23</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-204</td><td>K</td><td>Planting, Plan 4 of 5</td><td>15/12/23</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-205</td><td>L</td><td>Planting, Plan 5 of 5</td><td>15/01/24</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-206</td><td>D</td><td>Plant Schedule</td><td>11/07/23</td></tr><tr><td>130562-SH-CAS-LA-DWG-27-00-301</td><td>K</td><td>Carpark Section</td><td>20/12/23</td></tr></table>	130562-SH-CAS-LA-DWG-27-01-117	D	Finishes and Levels – Mental Health Garden Plan 7/9	14/06/23	130562-SH-CAS-LA-DWG-27-01-118	D	Finishes and Levels – Mental Health Garden Plan 8/9	14/06/23	130562-SH-CAS-LA-DWG-27-01-119	A	Finishes and Levels – Mental Health Garden Plan 9/9	14/06/23	130562-SH-CAS-LA-DWG-27-00-201	J	Planting, Plan 1 of 5	15/01/24	130562-SH-CAS-LA-DWG-27-00-202	H	Planting, Plan 2 of 5	15/01/24	130562-SH-CAS-LA-DWG-27-00-203	J	Planting, Plan 3 of 5	20/12/23	130562-SH-CAS-LA-DWG-27-00-204	K	Planting, Plan 4 of 5	15/12/23	130562-SH-CAS-LA-DWG-27-00-205	L	Planting, Plan 5 of 5	15/01/24	130562-SH-CAS-LA-DWG-27-00-206	D	Plant Schedule	11/07/23	130562-SH-CAS-LA-DWG-27-00-301	K	Carpark Section	20/12/23	<div>The Project was carried out:<div><div>a) In accordance with the conditions of consent.</div><div>b) The Planning Secretary did not provide any written instructions during the audit period.</div><div>c) The delivery of the Project has not appeared to have deviated from the description set out in the EIS and Submissions Report.</div><div>d) The approved plans were developed by the Project, then approved by the Department. The design has been verified by the Certifier through issue of the Crown Certificates. We consider it is the role of the Principal Certifier to ensure compliance with this requirement.</div></div><div>The Certifier issued CC:</div><div>BCA Crown Certificate (CC1) CRO-24104: Substructure including bulk earthworks, piling, lift and stair cores to 1m above ground, earth retaining wall, and in-ground civil stormwater works, associated with the construction and operation of a new seven storey hospital.</div></div>	C
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SSD ID No.	Compliance Requirement				Evidence collected				Independent Audit findings and recommendations		Compliance Status
	<div><div><div>130562-SH-CAS-AR-DWG-27-99-2102</div><div>D</div><div>Car Park SSDA General Arrangement Plan Sheet 2</div><div>11/08/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-37-99-2001</div><div>B</div><div>SSDA Elevations Sheet 1</div><div>21/02/24</div></div><div><div><div>130562-SH-CAS-AR-DWG-37-99-2002</div><div>B</div><div>SSDA Elevations Sheet 2</div><div>21/02/24</div></div><div><div><div>130562-SH-CAS-AR-DWG-37-99-2003</div><div>A</div><div>SSDA Elevations Sheet 3</div><div>04/05/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-37-99-2004</div><div>A</div><div>SSDA Elevations Sheet 4</div><div>04/05/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-37-99-2105</div><div>D</div><div>SSDA Car Park Elevations Sheet 1</div><div>28/06/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-37-99-2106</div><div>D</div><div>SSDA Car Park Elevations Sheet 2</div><div>28/06/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-47-99-2001</div><div>B</div><div>SSDA Sections Sheet 1</div><div>21/02/24</div></div><div><div><div>130562-SH-CAS-AR-DWG-47-99-2002</div><div>B</div><div>SSDA Sections Sheet 2</div><div>24/01/24</div></div><div><div><div>130562-SH-CAS-AR-DWG-47-99-2003</div><div>B</div><div>SSDA Sections Sheet 3</div><div>29/01/24</div></div><div><div><div>130562-SH-CAS-AR-DWG-47-99-2101</div><div>D</div><div>SSDA Car Park Sections Sheet 1</div><div>28/06/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-47-99-2102</div><div>D</div><div>SSDA Car Park Sections Sheet 2</div><div>28/06/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-63-99-2001</div><div>A</div><div>Façade Detail Typical Sheet 1</div><div>04/05/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-63-99-2002</div><div>A</div><div>Façade Detail Typical Sheet 2</div><div>04/05/23</div></div><div><div><div>130562-SH-CAS-AR-DWG-97-99-2001</div><div>A</div><div>Finishes Schedule</div><div>04/05/23</div></div><div><div><div>130562-SH-CAS-AR-99-99-0001</div><div>D</div><div>Sign Location Plan Exterior</div><div>20/12/23</div></div><div><div><div>130562-SH-CAS-AR-99-99-0002</div><div>B</div><div>Exterior Sign Schematics Sheet 1</div><div>30/06/23</div></div><div><div><div>130562-SH-CAS-AR-99-99-0003</div><div>B</div><div>Exterior Sign Schematics Sheet 2</div><div>30/06/23</div></div><div><div><div>130562-SH-CAS-AR-99-99-0004</div><div>B</div><div>Exterior Sign Schematics Sheet 3</div><div>30/06/23</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>	<div><div><div>130562-SH-CAS-AR-99-99-0005</div><div>A</div><div>Exterior Sign Schematics Sheet 4</div><div>30/06/23</div></div><div><div>Landscape Plans prepared by Taylor Brammer</div><div><div>Dwg No.</div><div>Rev</div><div>Name of Plan</div><div>Date</div></div><div><div><div>130562-SH-CAS-LA-DWG-01-99-000</div><div>N</div><div>Cover Sheet</div><div>20/12/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-01-99-001</div><div>M</div><div>Master Plan & Landscape Design Notes</div><div>20/12/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-01-99-003</div><div>R</div><div>Wayfinding Plan</div><div>15/01/24</div></div><div><div><div>130562-SH-CAS-LA-DWG-01-99-004</div><div>N</div><div>Fire Access Plan</div><div>20/12/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-101</div><div>N</div><div>Finishes and Levels, Plan 1 of 5</div><div>14/12/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-102</div><div>K</div><div>Finishes and Levels, Plan 2 of 5</div><div>05/09/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-103</div><div>O</div><div>Finishes and Levels, Plan 3 of 5</div><div>15/01/24</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-104</div><div>N</div><div>Finishes and Levels, Plan 4 of 5</div><div>15/01/24</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-105</div><div>N</div><div>Finishes and Levels, Plan 5 of 5</div><div>15/01/24</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-106</div><div>Q</div><div>Master Plan</div><div>20/12/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-111</div><div>G</div><div>Finishes and Levels – Mental Health Garden Plan 1/9</div><div>05/09/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-112</div><div>D</div><div>Finishes and Levels – Mental Health Garden Plan 2/9</div><div>14/06/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-01-113</div><div>D</div><div>Finishes and Levels – Mental Health Garden Plan 3/9</div><div>14/06/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-114</div><div>D</div><div>Finishes and Levels – Mental Health Garden Plan 4/9</div><div>14/06/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-01-115</div><div>D</div><div>Finishes and Levels – Mental Health Garden Plan 5/9</div><div>14/06/23</div></div><div><div><div>130562-SH-CAS-LA-DWG-27-00-116</div><div>D</div><div>Finishes and Levels – Mental Health Garden Plan 6/9</div><div>14/06/23</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>									
A3	<div>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</div> <div><div>(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;</div><div>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</div><div>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</div></div>				Interview with auditees 22/01/2025		There have been no directions from DPHI during the audit period.	NT			
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				Interview with auditees 22/01/2025		This audit assesses compliance with the current conditions. No conflicts identified.	NT			
Limits of Consent											
A5	This consent lapses five years after the date of consent unless work is physically commenced.				<div>Development Consent – SSD 57064458 New Shellharbour Hospital approved on 12/08/2024 by Director of Social Infrastructure Assessments DPHI</div> <div>Letter 28/10/2024 HINSW-DPHI re: Notification of Commencement – 06/11/2024</div>		Project commenced within the timeframe set out under this condition.	C			
Prescribed Conditions											
A6	The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.				<div>Interview with auditees 22/01/2025</div> <div>Part 6, Division 8A of the EP&A Regulation</div>		This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The	C			

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L	<p>former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Subdivision 1 of the EP&A Regulation 2021, and with regards to the Project, primarily relate to compliance with the BCA.</p> <ul style="list-style-type: none"> – The former Part 6, Division 8A of the EP&A Regulation 2021 relates to prescribed conditions for: – Compliance with the BCA (cl 98) – Erection of signs (cl 98A) – Residential Building work (cl 98B) – N/A – Entertainment venues (cl 98C) – N/A for construction – Signage for maximum number of persons in venues (cl 98D) – N/A for construction – Shoring and adjoining properties (cl 98E) – N/A (no excavation below adjoining properties) <p>CC1 was issued by the Principal Certifier on 14/11/2024 for piling and foundation works only.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process.</p> <p>We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	
Planning Secretary as Moderator				
A7	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.	Interview with auditees 22/01/2025	The auditees are not aware of any disputes.	NT
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Interview with auditees 22/01/2025</p> <p>Evidence of consultation sighted in relation to Conditions B5, B15, B16 and B19</p> <p>Consultation with Sydney Water, Jimena (gas diversion), NBN, Endeavour Energy in relation to the Condition B5 requirement.</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control</p> <p>Email 2/09/2024 BESIX-Council (Shellharbour) re: CTPMSP consultation to Council under Condition B15 requirement</p>	<p>Evidence of consultation sighted in relation to Conditions B5, B15 (CTPMSP), B16 (CNVMSP) and B19 (ACHMSP).</p> <p>During the audit period, consultations were undertaken in relation to:</p> <ul style="list-style-type: none"> – Condition B5: Consultation was undertaken to relevant owners and service providers that are likely to be affected by the development in relation to pre-construction dilapidation report. – Condition B15: Consultation was undertaken in preparation for the CTPMSP. – Condition B16: Consultation was undertaken in preparation for the CNVMSP. 	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email 25/09/2024 Council-BESIX re: response to CTPMSP consultation</p> <p>Email 1/10/2024 BESIX-Council (Shellharbour) re: addressing Council comments on CTPMSP</p> <p>Email 5/09/2024 BESIX-TfNSW re: CTPMSP consultation to TfNSW under B15 requirement</p> <p>Email 27/09/2024 TfNSW-BESIX re: response to CTPMSP consultation from TfNSW</p> <p>Email 30/09/2024 BESIX-TfNSW re: addressing TfNSW comments on CTPMSP</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA</p> <p>Letter 24/009/2024 from BESIX re: community consultation relating to CNVMSP</p> <p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM Consulting</p> <p>AHIP No. 4660 issued to Shellharbour Developments (NSW) Pty Ltd with salvage excavations harm to certain Aboriginal objects through the proposed works.</p> <p>Letter 6/11/2024 DCCEEW-EMM Consulting re: Notice of Variation #1 of AHIP 4660 – Shell Heights 86 Dunmore Road</p> <p>Email 6/11/2024 DCCEEW-EMM re: approval of Variation #1 AHIP 4660</p> <p>Email 5/09/2024 EMM Consulting-Heritage re: New Shellharbour Hospital - ACHMP - draft for review</p>	<ul style="list-style-type: none"> Condition B19: Consultation was undertaken in preparation for the ACHMSP. 	
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Certifier for approval. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).	<p>Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix Watpac</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	<p>The construction of the new Shellharbour Hospital will be completed in a single stage (Stage 1), resulting in the issuance of one Occupational Certificate. Any additional scope required before the project becomes operational will be addressed in a separate stage (Stage 2). Staging details:</p> <p>Stage 1 – indicative nett completion Q2 2027</p> <ul style="list-style-type: none"> Crown Certificate 1 – Substructure (Piles, Core base, in-ground services) Crown Certificate 2 – Superstructure L0 to L6 Crown Certificate 3 – Façade, Fit Out & Finishes Crown Certificate 4 – Multi storey Carpark & Northeast on grade carparking Crown Certificate 5 – External landscaping & carparking areas 	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> – Crown Certificate 6 – Dunmore Road Civil & landscape (Public Domain) – Occupational Certificate #1 <p>Stage 2 – prior to completion</p> <ul style="list-style-type: none"> – Crown Certificate 7 – – Crown Certificate 8 – #1Occupational Certificate (CC7&CC8 only) – Crown Certificate 7 – Shellharbour road/Dunmore road Intersection Upgrade – Crown Certificate 8 – Shared Pathway to Shellharbour Junction Stations Occupational Certificate #2 <p>Staging Report is listed in CC1 issued by the Certifier, accordingly the submission was undertaken in accordance with the timing set in this condition.</p>	
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	Staging Report for New Shellharbour Hospital Version 01, dated 20/09/2024 prepared by Besix in accordance with the requirement under this condition.	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	<p>Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	Staging Report for New Shellharbour Hospital Version 01, dated 20/09/2024 prepared by Besix and listed in CC1 issued by the Certifier.	C
A12	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.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix		C
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); 	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	The project is still in its early stages, with no updates or integration of strategies and plans during the audit period.	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	The project is still in its early stages, with no updates or integration of strategies and plans during the audit period.	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	The project is still in its early stages, with no updates or integration of strategies and plans during the audit period.	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	The project is still in its early stages, with no updates or integration of strategies and plans during the audit period.	NT
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> <ul style="list-style-type: none"> <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District</i> 	Civil Plans 13/11/2024 by Aurecon Structural Plans 13/11/2024 prepared by Aurecon Structural Design Statement 13/11/2024 issued by Aurecon BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L	Structural Plans and Structural Design Statement prepared and issued by Aurecon for the project were listed in the CC1 provided by the Certifier. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	C
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3.	NT
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3.	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it.			
Design and Construction for Bush Fire				
A20	New construction must comply with the recommendations provided in ' <i>Bushfire Assessment Report New Shellharbour Hospital</i> ', version 5, dated 08/09/2023 prepared by Building Code & Bushfire Hazard Solutions Pty Limited.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3.	NT
Applicability of Guidelines				
A21	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Compliance Statement SSD-57064458 New Shellharbour Hospital B13, 27/09/2024 issued by BESIX Watpac Project Environmental Management Plan (CEMP) Rev 2.0, 19/09/2024 by BESIX Watpac Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA The Construction Waste Management Sub-Plan (CWMSP) Rev 4, 3/10/2024 by WSP Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00, 23/09/2024 by BESIX Watpac Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM Biodiversity Management Sub-Plan (BMSP) Rev 1, 13/09/2024 by EMM Consulting P/L Flood Emergency Management Plan (FEMP) Rev 00, 14/08/2024 by BESIX Watpac	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	C
A22	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 22/01/2025	There have been no directions from the Department regarding ongoing monitoring and management obligations, requiring compliance with an updated or revised version of such a guideline, protocol, standard or policy, or a replacement of them.	NT
Monitoring and Environmental Audits				
A23	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, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the</i>	Noise, dust and vibration levels, November to December 2024, by PWNA	PWNA's review of noise, dust, and vibration levels from November to December 2024 confirms that BESIX Watpac is monitoring in accordance with the management plans. While exceedances occurred in all three data sets (noise, vibration, and dust), PWNA reviewed and deemed them	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>		acceptable as they were managed according to the CEMP and sub-plans. Records are being retained and published on the Project website.	
Access to Information				
A24	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>Project website available at:</p> <p>HINSW website:</p> <p>https://www.hinfra.health.nsw.gov.au/projects/project-search/new-shellharbour-hospital-and-integrated-services</p>	<p>The Project website is active and contains:</p> <p>a) the following information and documents</p> <ul style="list-style-type: none"> (i) Documents referred to in Condition A2 (ii) Statutory approvals – link to DPHI portal (iii) Approved plans, CEMP and management sub plans (iv) Noise, Dust & Vibration Monitoring Nov & Dec 2024 (v) Noise, Dust & Vibration Monitoring Nov & Dec 2024 (vi) Summary of project current stage (vii) Contact Us: NSW-HI-Kids@health.nsw.gov.au, (viii) Complaints register current to December 2024 (ix) This is the conduct of first audit (x) No other matter required by DPHI <p>b) The information on the website is up to date.</p>	C
Compliance				
A25	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Interview with auditees 22/01/2025</p> <p>SiteM8 online training and induction module</p> <p>Project induction slide pack, current to 22/01/25</p> <p>Toolbox talks, Clear Bros Earthworks, 22/01/25</p>	<p>Inductions are run through SiteM8. Once a contractor is onboarded and they are issued with instructions around documentation and registration of all workers, competencies and personal details. They can also upload their specific documentation (SWMS, SDS, permits) for Besix to review and approve prior to use. The induction process then commences which includes the consent, heritage, hours of work, traffic, parking and access, chemical stores/bunding/registering, spill kits (supplied and maintained by adsorb), housekeeping, lighting, living saving rules (min reqs), SWMS, toolbox talks, non-conformities, erosion and sediment control, enviro control maps, dust, noise, snakes. These are appropriate for</p>	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			CC1 works. Approx 220 people have been inducted to date.	
Incident Notification, Reporting and Response				
A26	The Planning Secretary must be notified through the major projects portal within 7 days 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.	Interview with auditees 22/01/2025 SiteM8 incident register, current 22/01/25	The auditees are not aware of any incidents. None are recorded on the incident register	NT
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	Interview with auditees 22/01/2025 SiteM8 incident register, current 22/01/25	The auditees are not aware of any incidents. None are recorded on the incident register	NT
Non-Compliance Notification				
A28	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance.	Interview with auditees 22/01/2025 SiteM8 incident register, current 22/01/25	The auditees are not aware of any non-compliances. Non-compliances would be recorded on the incident register, and none have been recorded.	NT
A29	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.	Interview with auditees 22/01/2025 SiteM8 incident register, current 22/01/25	The auditees are not aware of any non-compliances. Non-compliances would be recorded on the incident register, and none have been recorded.	NT
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 22/01/2025 SiteM8 incident register, current 22/01/25	The auditees are not aware of any non-compliances. Non-compliances would be recorded on the incident register, and none have been recorded.	NT
Revision of Strategies, Plans and Programs				
A31	Within three months of: (a) the submission of an incident report under condition A27; (b) the submission of an Independent Audit under condition C33 or C35; (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, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview with auditees 22/01/2025	There have been no triggering events to date.	NT
A32	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the develop</i>	Interview with auditees 22/01/2025	There have been no triggering events to date.	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Interview with auditees 22/01/2025 Letter 28/10/2024 HINSW-DPHI re: Notification of Commencement – 06/11/2024 Correspondence 28/10/2024 BESIX-Savills re: Notification of Commencement (B1) DPHI post approval portal lodgement, 28/10/24	A notification of the work commencement for the project dated 28/10/2024 was prepared by HISW with intended to commence on 6/11/2024. The letter was sighted in the DPHI website.	C
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.	Letter 28/10/2024 HINSW-DPHI re: Notification of Commencement – 06/11/2024 Interview with auditees 22/01/2025	A notification of the work commencement for the project dated 28/10/2024 was prepared by HISW with intended to commence on 6/11/2024. The letter was sighted in the DPHI website.	C
Certified Drawing				
B3	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.	Structural Plans Rev 3, 13/11/2024 by Aurecon BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L	Structural Plans Rev 3 dated 13/11/2024 was prepared by Aurecon and listed in CC1 issued by the Certifier. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	C
External Walls and Cladding				
B4	Prior to the commencement of construction of the external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. A copy of the documentation must be made available on the Applicant's website within seven days after the Certifier accepts it.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3.	NT
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of any construction, the Applicant must: (a) 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; (b) 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; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.	Pre-Construction Dilapidation Survey, 16/09/2024 by Masters Surveying and photo series showing letterbox drops to property owners. Electrical & Communication Services – NHS, 13/03/2023 by JHA Infrastructure and Integrated Water Management Plan Rev 2, 08/05/2023 by ARUP BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L Pre-construction Dilap Report, Dunmore Road, 16/09/24, Masters Surveying Email Besix to Council, 27/09/24 (submission of dilapidation report to Council)	Pre-Construction Dilapidation Survey dated 16/09/2024 was prepared by Masters Surveying that document the conditions and defects of surfaces, features and services along Dunmore Road, Dunmore prior to the construction of the New Shellharbour Hospital. Electrical & Communication Services for NHS dated 13/03/2023 was prepared by JHA that summarises the existing utility infrastructure that will be affected by the proposed development works (electrical and telecommunication infrastructure). Infrastructure and Integrated Water Management Plan Rev 2 dated 08/05/2023 prepared by Arup to support the project. The Pre-Construction Dilapidation Survey, Electrical & Communication Services and Infrastructure and	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Integrated Water Management Plan are listed in CC1 issued by the Certifier.</p> <p>The Dunmore Road dilapidation report was prepared and issued to Council.</p> <p>The Certifier verified that all dilapidation report were prepared and issued to the relevant owner.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	
Pre-Construction Survey – Adjoining Properties				
B6	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.	<p>Letter 6/09/2024 from Masters Surveying re: New Shellharbour Hospital - Property Condition Survey</p> <p>Pre-Construction Dilapidation Survey, 16/09/2024 by Masters Surveying</p>	<p>A letter dated 6/09/2024, prepared by Masters Surveying, offered to carry out a property condition survey with nearby residents. The letter was delivered through letterboxes.</p> <p>Pre-Construction Dilapidation Survey dated 16/09/2024 was prepared by Masters Surveying that document the conditions and defects of surfaces, features and services along Dunmore Road, Dunmore prior to the construction of the New Shellharbour Hospital.</p>	C
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), 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.	Pre-Construction Dilapidation Survey, 16/09/2024 by Masters Surveying	Pre-Construction Dilapidation Survey dated 16/09/2024 was prepared by Masters Surveying that document the conditions and defects of surfaces, features and services along Dunmore Road, Dunmore prior to the construction of the New Shellharbour Hospital.	C
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ul style="list-style-type: none"> (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. 	Pre-Construction Dilapidation Survey, 16/09/2024 by Masters Surveying	<p>Pre-Construction Dilapidation Survey dated 16/09/2024 was prepared by Masters Surveying that document the conditions and defects of surfaces, features and services along Dunmore Road, Dunmore prior to the construction of the New Shellharbour Hospital.</p> <p>The Pre-Construction Dilapidation Survey is listed in CC1 issued by the Certifier.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	C
Ecologically Sustainable Develop				
B9	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 (titled ESD SEARs Report, prepared by Steensen Varming and dated 11 May 2023) have been incorporated into the design of the development.	Design Certificate (B9), 23/08/2024 issued by Engineering Lab NSW P/L	Design Certificate (B9) dated 23/08/2024 was issued by Engineering Lab NSW P/L and confirm that the proposed works and design of the New Shellharbour Hospital – CC1 Works complies as relevant to the sustainability objectives of delivering a 5-Star equivalent outcome as identified in the ESD Report.	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B10	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. C) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Design Certificate (B10), 4/10/2024 issued by Engineering Lab NSW P/L	Design Certificate (B10) dated 4/10/2024 issued by Engineering Lab NSW P/L and confirm that the proposed works and design of the New Shellharbour Hospital – CC1 Works complies as relevant to the ESD elements required in the Section 2.5.6 of the Health Infrastructure Engineering Services Guidelines including Design Guidance Note No. 058 by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool	C
Outdoor Lighting				
B11	Prior to commencement of outdoor 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.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3/CC#4.	NT
Demolition				
B12	Prior to the commencement of demolition, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Interview with the auditees 22/01/2025	The auditees noted that this requirement is not applicable to the project.	NT
Environmental Management Plan Requirements				
B13	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>Compliance Statement SSD-57064458 New Shellharbour Hospital B13, 27/09/2024 issued by BESIX Watpac</p> <p>Project Environmental Management Plan (CEMP) Rev 2.0, 19/09/2024 by BESIX Watpac</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA</p> <p>The Construction Waste Management Sub-Plan (CWMSP) Rev 4, 3/10/2024 by WSP</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00, 23/09/2024 by BESIX Watpac</p> <p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM</p> <p>Biodiversity Management Sub-Plan (BMSP) Rev 1, 13/09/2024 by EMM Consulting P/L</p> <p>Flood Emergency Management Plan (FEMP) Rev 00, 14/08/2024 by BESIX Watpac</p>	<p>The Compliance Statement for SSD-57064458 New Shellharbour Hospital under Condition B13, dated 27/09/2024, was issued by BESIX Watpac, confirming that all management plans required under this consent have been prepared with due consideration of the relevant guidelines, including, but not limited to, the Environmental Management Plan Guideline: Guideline for Infrastructure Projects.</p> <p>The CEMP and sub-plans were prepared for the project and appear to address the requirements specified in this condition.</p>	C
Construction Environmental Management Plan				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B14	<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 A24 (Access to Information). The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) Construction Noise and Vibration Management Sub-Plan (see condition B16); (f) Construction Waste Management Sub-Plan (see condition B17); (g) Construction Soil and Water Management Sub-Plan (see condition B18); (h) Aboriginal Cultural Heritage Management Sub-Plan (see condition B19); (i) Biodiversity Management Sub-Plan (see condition B20); and (j) Construction Flood Emergency Management Plan (see condition B21). 	<p>Project Environmental Management Plan (CEMP) Rev 2.0, 19/09/2024 by BESIX Watpac</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	<p>Project Environmental Management Plan (CEMP) Rev 2.0 dated 19/09/2024 was prepared by BESIX Watpac and includes:</p> <p>a) details of:</p> <ul style="list-style-type: none"> (i) Section 2.2 (ii) Section 6.8 (iii) Protocol 7.3 (iv) Protocol 7.18 <p>b) Protocol 7.12 – Land Contamination, Soil and water Management Plan, Protocol 7.22 – Asbestos procedure and checklist</p> <p>c) Aboriginal Cultural Heritage Management Plan Protocol 7.13</p> <p>d) Traffic Management Plan Protocol 7.19</p> <p>e) Noise and Vibration Management Protocol 7.4 & 7.5</p> <p>f) Waste Management Sub-plan</p> <p>g) Soil and Waste Management Plan, Protocol 7.6, 7.7, 7.20</p> <p>h) Aboriginal Cultural Heritage Management Plan Protocol 7.13</p> <p>i) Sub-plan prepared by EMM</p> <p>j) Flood Emergency Management Plan</p> <p>The CC1 references the EMP and each sub-plan demonstrating Certifier receipt and acceptance.</p>	C
B15	<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: <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and 	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control</p> <p>Email 2/09/2024 BESIX-Council (Shellharbour) re: CTPMSP consultation to Council under B15 requirement</p> <p>Email 25/09/2024 Council-BESIX re: response to CTPMSP consultation</p> <p>Email 1/10/2024 BESIX-Council (Shellharbour) re: addressing Council comments on CTPMSP</p> <p>Email 5/09/2024 BESIX-TfNSW re: CTPMSP consultation to TfNSW under B15 requirement</p> <p>Email 27/09/2024 TfNSW-BESIX re: response to CTPMSP consultation from TfNSW</p> <p>Email 30/09/2024 BESIX-TfNSW re: addressing TfNSW comments on CTPMSP</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1 dated 27/08/2024 was prepared by Commercial Traffic Control and includes:</p> <ul style="list-style-type: none"> a) Authors Accreditation: PWZTMP TCT0002510 b) The plan was prepared in consultation with Council and TfNSW as per sighted correspondence. c) Refer to Proposed Strategy Traffic Management pg. 29 <p>CTPMSP was prepared in consultation with Council and TfNSW as evidenced by the sighted correspondence.</p>	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(v) 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).			
B16	<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 B16(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 the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13. 	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA</p> <p>Letter 24/009/2024 from BESIX re: community consultation relating to CNVMSP</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1 dated 15/10/2024 was prepared by PWNA and includes:</p> <ul style="list-style-type: none"> a) Appendix D b) Section 4.2 c) Section 5.2 d) Section 5.7 e) Section 5.7 f) Section 5.5 g) Section 5.3.2 <p>The CNVMSP was prepared in consultation with the local community and nearby residents. A consultation letter was sighted and distributed via letter drop.</p>	C
B17	<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. 	<p>The Construction Waste Management Sub-Plan (CWMSP) Rev 4, 3/10/2024 by WSP</p>	<p>The Construction Waste Management Sub-Plan (CWMSP) Rev 4 dated 3/10/2024 was prepared by WSP and includes:</p> <ul style="list-style-type: none"> a) Section 4 identifies the relevant waste streams likely to be generated throughout operation, supported by the material profile outlined by Bingo (nominated collection contractor) provided in Appendix B Classification of these likely streams in accordance with NSW EPA document Waste Classification Guidelines (2014) is provided in Section 4.1 b) Bingo have been nominated as the waste collection operator for the site, who have outlined waste processing facility locations in Appendix B c) The development site is devoid of contamination based on the validation results. <p>Refer to the following documents for further evidence of contamination status:</p> <ul style="list-style-type: none"> – Remediation Action Plan (prepared by JKE) – Contamination Assessment reports (prepared by JKE) – Appendix CC – Geotechnical Report (prepared by JKE) 	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Each of the reports are available for public download here: New Shellharbour Hospital Planning Portal - Department of Planning and Environment (nsw.gov.au)	
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP), and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas; (e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (f) detail all off-site flows from the site; and (g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI. 	<p>Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00, 23/09/2024 by BESIX Watpac</p> <p>Erosion & Sediment Control Plan Rev 2, 16/01/2025 by Rubicon Enviro P/L</p>	<p>Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00 dated 23/09/2024 was prepared by BESIX Watpac and includes:</p> <ul style="list-style-type: none"> a) SWMP has been prepared by a Certified Professional in Erosion & Sediment Control (Andrew Littlewood - CPESC No. 5988) b) ESCP – Section 8, ESCP – Table 9 – Section 2 & Section 7 c) Table 8-1, ESCP at Appendix B d) See Acid Sulfate Soil Management Plan e) ESCP –Section 7.4, ESCP – Table 9 – Section 2, ESCP – Appendix D - Wet weather contingency procedure f) ESCP – Appendix E - Progressive Erosion and Sediment Control Plans g) ESCP –Section 7.4, ESCP – Table 9, ESCP – Appendix E - Progressive Erosion and Sediment Control Plans 	C
B19	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) 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 expert in consultation with the Registered Aboriginal Parties; (b) be reviewed by Heritage NSW; (c) incorporate relevant conditions from AHIP #4660; (d) incorporate a requirement that, if Aboriginal objects that are of a level of significance that exceeds that assessed in the New Shellharbour Hospital Aboriginal Cultural Heritage Assessment Report, prepared by EMM, dated 30 June 2023 are identified during works conducted under SSD-57064458, works in the immediate vicinity of the find must cease and consultation must be undertaken with the Registered Aboriginal Parties and Heritage NSW to determine appropriate management actions; (e) specify that, should previously unidentified Aboriginal objects be discovered, all work must immediately cease in the vicinity of the affected area. Works potentially affecting the Aboriginal object(s) must not recommence until Heritage NSW has been informed. This information should be included in a procedure for the management of Unexpected Heritage Finds and for Human Skeletal remains, with the procedure to be prepared in accordance with guidelines and standards prepared by Heritage NSW. The requirement to register sites on AHIMS should also be noted; (f) include requirements to undertake ongoing consultation with the Registered Aboriginal Parties during the implementation of the plan; 	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM Consulting</p> <p>AHIP No. 4660 issued to Shellharbour Developments (NSW) Pty Ltd with salvage excavations harm to certain Aboriginal objects through the proposed works.</p> <p>Letter 6/11/2024 DCCEEW-EMM Consulting re: Notice of Variation #1 of AHIP 4660 – Shell Heights 86 Dunmore Road</p> <p>Email 6/11/2024 DCCEEW-EMM re: approval of Variation #1 AHIP 4660</p> <p>Email 5/09/2024 EMM-Heritage re: New Shellharbour Hospital - ACHMP - draft for review</p>	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4 dated 26/09/2024 was prepared by EMM and includes:</p> <ul style="list-style-type: none"> a) The ACHMSP was undertaken by Dr Alan Williams FSA FRSA FRSN MAACAI MAIATSIS MEIANZ, Technical Lead, Aboriginal Heritage. Section 2 and Appendix B outlines Aboriginal consultation b) The ACHMSP has been provided to Heritage NSW on 23/08/2024 c) Section 1.1.2 d) Section 4.3.1 e) Section 4.3.1 f) Section 2 g) Section 4.5 h) Section 4.2.2 i) Section 4.4 j) Section 5 	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (g) include requirements to undertake further Aboriginal cultural heritage assessment for any areas outside the current project footprint and/or where the extent of impacts may be increased during the final design and construction phases of the project; (h) include provision for workers on site to receive suitable heritage inductions prior to carrying out any development on site, with records to be kept of these inductions; (i) include provision for the curation and long-term management of Aboriginal objects recovered from within the project area (noting the requirement to comply with relevant conditions of AHIP #4660); and (j) include procedures and requirements for ongoing review and revision of the plan. 			
B20	<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 the biodiversity development assessment report prepared by EMM, version 6 dated 29/02/2024 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. 	Biodiversity Management Sub-Plan (BMSP) Rev 1, 13/09/2024 by EMM Consulting P/L	<p>Biodiversity Management Sub-Plan (BMSP) Rev 1 dated 13/09/2024 was prepared by EMM Consulting P/L and includes:</p> <ul style="list-style-type: none"> a) Section 1 b) Section 5.2.1 c) Section 5 	C
B21	<p>The Construction Flood Emergency 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 person(s); (b) address the provisions of the Floodplain Risk Management Guidelines; (c) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for both construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. 	Flood Emergency Management Plan (FEMP) Rev 00, 14/08/2024 by BESIX Watpac	<p>Flood Emergency Management Plan (FEMP) Rev 00, dated 14/08/2024 was prepared by BESIX Watpac and includes:</p> <ul style="list-style-type: none"> a) New Shellharbour Hospital SSDA Report – Civil Prepared by Enstruct Revision F - August 2023 b) Section 4 c) Details of: <ul style="list-style-type: none"> i. Section 2.2 ii. Section 2.1 iii. Section 3 iv. Appendix B v. Section 7 vi. Section 2.3 	C
B22	<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. 	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control (Drivers Code of Conduct pg. 24)	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, dated 27/08/2024, prepared by Commercial Traffic Control, includes the Drivers' Code of Conduct (pg. 24) in accordance with the requirements under this condition.	C
Construction Parking				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B23	Prior to the commencement of any construction (except for the provision of temporary parking facilities), 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.	Site inspection and interview with auditees 22/01/2025 Compliance Statement 26/09/2024 by BESIX Watpac Complaints register current to 21/01/25	Compliance Statement under B3 dated 26/09/2024 prepared by BESIX Watpac confirms the sufficient parking facilities will be provided 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.	C
Soil and Water				
B24	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'.	Site inspection and interview with auditees 22/01/2025 Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00, 23/09/2024 by BESIX Watpac Erosion & Sediment Control Plan Rev 2, 16/01/2025 by Rubicon Enviro P/L	Sighted the current ESCP and site conditions appear to align with the controls from that document and are well installed.	C
B25	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	Site inspection and interview with auditees 22/01/2025 Compliance Statement – Acid Sulphate Soils 26/09/2024 (from BESIX to Certifier).	<p>A Compliance Statement for Acid Sulphate Soils dated 26/09/2024 was prepared by BESIX and confirms compliance for handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils. The following measures have been implemented to the project:</p> <ul style="list-style-type: none"> – An assessment of acid sulphate soils risk was undertaken for the site during the preparation of the Environmental Impact Statement (EIS), undertaken by GeoLINK Consulting Pty Ltd in September 2023. That EIS states that: 'A small portion of the western boundary of the site is located within a Class 3 ASS risk area. Works in a Class 3 risk area that could pose an environmental risk in terms of ASS include works at depths beyond 1m below existing ground level or works by which the water table is likely to be lowered beyond 1m below existing ground level. – JKE have prepared an ASSMP for the site (refer to Appendix BB of the EIS). The ASSMP including measures for handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils under section 4 page 8-14. – Rubicon has prepared Soil and Water Management Plan and ESCP plan. Including measures for handling, treatment, monitoring of water quality at treatment areas under ESCP – Appendix C – Sediment Basin Management & Dewatering Procedure. <p>Works to date under the SSD are confined to within the imported fill layers. Excavation of VENM occurred under the enabling works DA prior to SSD works commencing.</p>	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Flood Management				
B26	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <ul style="list-style-type: none"> (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols. 	Flood Emergency Management Plan (FEMP) Rev 00, 14/08/2024 by BESIX Watpac	<p>The requirement under this condition was included in the FEMP under:</p> <ul style="list-style-type: none"> a) Section 3 b) Section 7 and Appendix B. <p>There has been no triggering event during the audit period.</p>	C
Operational Noise – Design of Mechanical Plant and Equipment				
B27	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the 'New Shellharbour Hospital - Acoustics Report' dated 30 April 2024 and prepared by Stantec must be undertaken by a suitably qualified person; and (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 New Shellharbour Hospital Acoustics Report, dated 30 April 2024, prepared by Stantec. 	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3.	NT
Aboriginal Heritage				
B28	All reasonable must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM Consulting</p> <p>Interview with auditees 22/01/25</p>	<p>The ACHMSP has been developed to prioritise the avoidance of harm wherever feasible. However, the project area has already undergone bulk earthworks under a previous DA, resulting in significant impacts prior to the SSDA. Consequently, only limited areas remain where cultural materials may be unaffected.</p> <p>There have been no unexpected finds to date</p>	C
B29	The Registered Aboriginal Parties (RAPs) must be kept informed about the approved development. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the approved development.	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM.</p> <p>Correspondence 13/12/2024 BESIX-Dr Allan Williams re: Works associated with heritage interpretation</p> <p>Email EMM to Besix, 21.01/25 (email confirming RAP attendance to site for interpretation)</p>	<p>Section 2 of ACHMSP discusses requirements under this condition. The RAPs reviewed the ACHMSP.</p> <p>As per B30, ongoing consultation is also occurring for interpretation. The RAPs are being requested to come to site in the coming months to discuss this.</p> <p>No unexpected finds to date.</p>	C
B30	A heritage interpretation strategy and plan must be developed by a heritage specialist (in consultation with the Registered Aboriginal Parties) and implemented to recognise the Aboriginal cultural values of the project area.	Correspondence 13/12/2024 BESIX-Dr Allan Williams re: Works associated with heritage interpretation	Correspondence dated 13/12/2024 from BESIX to Dr. Allan Williams of EMM regarding the engagement of services for works associated with heritage interpretation was sighted.	C
B31	An application to vary AHIP #4660 to excise from the AHIP that portion of the AHIP area subject to the SSD approval will be submitted to Heritage NSW for approval. Approval of the variation will be conditional on relevant conditions of AHIP #4660 being satisfied including those pertaining to the completion of salvage excavations, salvage reporting and the provision of Aboriginal Site Impact Recording Forms.	AHIP No. 4660 issued to Shellharbour Developments (NSW) Pty Ltd with salvage excavations harm to certain Aboriginal objects through the proposed works.	Variation #1 AHIP 4660 was approved on 6/11/2024 by DCCEEW.	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Letter 6/11/2024 DCCEEW-EMM Consulting re: Notice of Variation #1 of AHIP 4660 – Shell Heights 86 Dunmore Road</p> <p>Email 6/11/2024 DCCEEW-EMM re: approval of Variation #1 AHIP 4660</p>		
Biodiversity				
B32	Prior to the removal of PCT 3962 – Coastal Floodplain Phragmites Reedland, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix D of the Biodiversity Development Assessment Report, prepared by EMM, version V6 dated 29/02/2024, must be retired.	<p>Letter 9/10/2024 HINSW-DPHI re: Evidence of Retirement of Credits – Condition B34</p> <p>Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, 3/10/2024 issued by Biodiversity Conservation Trust (\$34,895.23)</p> <p>Biodiversity Development Assessment Report, prepared by EMM, version V6 dated 29/02/2024</p> <p>Biodiversity Management Sub-Plan (BMSP) Rev 1, 13/09/2024 by EMM Consulting P/L</p>	Ecosystem credits were retired in October and this portion of vegetation had yet to be cleared under the SSD. The area is not accessible at this stage. It is likely that clearing will occur as part of final civils and landscaping.	C
B33	The requirement to retire like-for-like ecosystem credits and species credits in condition B32 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.	<p>Letter 9/10/2024 HINSW-DPHI re: Evidence of Retirement of Credits – Condition B34</p> <p>Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, 3/10/2024 issued by Biodiversity Conservation Trust (\$34,895.23)</p>	Payment to the fund was completed.	C
B34	Evidence of the retirement of credits in satisfaction of condition B32 or payment to the Biodiversity Conservation Fund in satisfaction of condition B33 must be provided to the Planning Secretary prior to the removal of PCT 3962 – Coastal Floodplain Phragmites Reedland.	<p>Letter 9/10/2024 HINSW-DPHI re: Evidence of Retirement of Credits – Condition B34</p> <p>Letter DPHI to HINSW 18/10/24 re: acknowledgement of notification of retirement of ecosystem credits)</p> <p>Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, 3/10/2024 issued by Biodiversity Conservation Trust (\$34,895.23)</p>	<p>Ecosystem credits were retired in October and this portion of vegetation had yet to be cleared under the SSD. The area is not accessible at this stage. It is likely that clearing will occur as part of final civils and landscaping.</p> <p>Acknowledgement of notification was provided by DPHI on 18/10/24.</p>	C
Operational Waste Storage and Processing				
B35	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> (a) 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 storage area at all times; (b) includes a cold water supply; (c) is naturally ventilated or an air handling exhaust system must be in place; and (d) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#3.	NT
Road Upgrade / Intersection Works				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B36	<p>Prior to the commencement of construction of the roundabout and other works on Dunmore Road proposed in the EIS/RtS, the Applicant must submit plans and technical specifications for the proposed works to the relevant roads authority.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#6.	NT
Operational Access, Car Parking and Service Vehicle Arrangements				
B37	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance 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"> (a) a minimum of 1000 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the relevant parts of the site, must be in accordance with the latest version of AS 2890.2. 	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#5.	NT
Flood Management and Mitigation				
B38	<p>Prior to the commencement of the relevant construction stage, the Applicant must provide evidence from a suitably qualified civil or structural engineer to the Certifier confirming that:</p> <ul style="list-style-type: none"> (a) all habitable floor levels are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard and that the essential plant is above the PMF level, and that the development achieves the required flood planning levels outlined in the 'Civil Engineering Flood Study Report', prepared by Enstruct, dated January 2024. (b) any structures below the PMF level will be constructed from flood compatible building components having regard to the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events. (c) the structural integrity of the building has been designed to ensure safe and secure shelterin-place of vulnerable persons, both during the PMF flood event and after the PMF flood event until flood waters have receded and it is safe to leave the building. (d) building has been designed so that the part of the building that will be used for egress by those sheltering in place during a PMF event (or other submerging events) will be safe to be used for this purpose after the flood waters recede from the PMF event (or other submerging events) 	<p>Certificate of Design – Civil Certificate 13/11/2024 issued by Aurecon</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	<p>The Certificate of Design – Civil, dated 13/11/2024, issued by Aurecon, certifies that the project design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, relevant Australian Standards, applicable conditions of the Planning Consent, and Condition B38 flood planning levels. The Certificate is listed in the CC1 issued by the Certifier.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	C
B39	The evidence required under condition B38 is to be made available to the Planning Secretary within seven days upon request.	Interview with auditees 22/01/25	The auditees are not aware of any request from DPHI on this requirement.	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Public Domain Works				
B40	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each relevant stage from Council to the Certifier.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#6.	NT
Acoustic impacts (Sydney Trains)				
B41	Prior to the commencement of construction, the Applicant must submit details to the Certifier demonstrating how the proposed development will comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads – Interim Guidelines".	Letter 2/09/2024 Sydney Trains-BESIX re: New Hospital Development adjoining the rail corridor off Dunmore Rd (Letter of approval - Condition of SSDA) BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L	In its letter dated 2/09/2024, Sydney Trains confirmed that the provided information meets its conditions and supports obtaining a Construction Certificate for the proposed development related to its conditions of consent. Letter of approval from Sydney Trains is listed in CC1 issued by the Certifier. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	C
Sydney Trains Requirements				
B42	Prior to the commencement of construction, the Applicant must prepare and provide the following to Sydney Trains: (a) an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative. (b) a Registered Surveyor must peg-out the common property boundary between the development site and TAHE (Transport Asset Holding Entity) land and easements. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works. (c) an Electrolysis Expert must be engaged to prepare a report on the Electrolysis Risk to the (d) development from stray currents. The persons acting upon this consent must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Certifier prior to the commencement of any works. The Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the commencement of construction. (e) certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are to have no negative impact on the rail corridor and associated rail infrastructure. (f) a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains' requirements. Written confirmation must be received from Sydney Trains confirming that this condition has been satisfied prior to the commencement of construction. (g) (f) appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	Letter 2/09/2024 Sydney Trains-BESIX re: New Hospital Development adjoining the rail corridor off Dunmore Rd (Letter of approval - Condition of SSDA)	In its letter dated 2/09/2024, Sydney Trains confirmed that the provided information meets its conditions and supports obtaining a Construction Certificate for the proposed development related to its conditions of consent.	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Contamination				
B43	Prior to the commencement of construction, the Applicant must submit a Validation Report prepared by a suitability qualified remediation consultant and verified by an EPA-accredited Site Auditor, which confirms the site has been appropriately remediated and is suitable for the Health Service Facility use. The Validation Report is to be submitted along with an Environmental Management Plan (if required) to the Planning Secretary and the Certifier.	<p>Site Audit Report NSH, 17/10/2024 by Senversa P/L</p> <p>Site Audit Statement MP203, signed by Senversa P/L 17/10/2024 - EPA</p> <p>Letter 30/10/2024 DPHI-HINSW re: Validation Report, Condition B43</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	<p>Site Audit Report for NSH dated 17/10/2024 was prepared by Senversa P/L and provided several comments include in the Appendix C of the report.</p> <p>The Department responded regarding the validation report, noting that it has filed the Validation Report and accompanying documentation for information under condition B43 of SSD-57064458.</p> <p>Site Audit Report and Site Audit Statement are listed in CC1 issued by the Certifier</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	C
Geotechnical				
B44	Prior to the commencement of construction, the Applicant must demonstrate to the Certifier that the recommendations in Section 7 of 'Stage 2 Geotechnical Investigation Geotechnical Report', prepared by JK Geotechnics and dated 11 May 2023 have been implemented.	<p>Geotechnical Compliance Statement NSH, 29/10/2024 issued by Douglas Partners</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	<p>Geotechnical Compliance Statement for NSH, dated 29/10/2024, was issued by Douglas Partners. It notes that a high-level review was conducted on the geotechnical aspects of the 'For-Construction' drawing set for the CC1 construction certificate, the associated Foundation Specification, and the Design Criteria Report, referencing all previously provided geotechnical input.</p> <p>The Geotechnical Compliance Statement is listed in CC1 issued by the Certifier.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	C
Ecology				
B45	Prior to the commencement of construction, the Applicant must demonstrate to the Certifier that the recommendations within the aquatic ecology advice letter submitted with the RtS prepared by EMM and dated 20 December 2023 have been implemented.	<p>Design Statement 17/10/2024 issued by Rubicon Enviro P/L</p> <p>BCA Crown Certificate (CC1) CRO-24104, 14/11/2024 issued by BM+G P/L</p>	<p>The Design Statement, dated 17/10/2024, was issued by Rubicon Enviro P/L and confirms satisfaction with the recommendations in the aquatic ecology advice letter submitted with the Response to Submissions report prepared by EMM and dated 20 December 2023.</p> <p>The Design Statement is listed in CC1 issued by the Certifier.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	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 (d) 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>Site inspection and interview with auditees 22/01/2025</p> <p>Refer to site photos under Appendix E</p>	<p>The site notice was sighted and in met the content and design requirements from this condition.</p>	C
Operation of Plant and Equipment				
C2	<p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Site inspection and interview with auditees 22/01/2025</p> <p>SiteM8 plant and equipment module, current to 22/01/25</p> <p>Cleary Bros Komatsu C31405 excavator plant documentation, current to 22/01/25</p> <p>Mobile Plant Operator Checklist, CAT 730t Moxi and dozer, 20/01/25</p>	<p>Prior to bringing any plant or personnel to site, subcontractors must provide documentation associated to the operator and plant and equipment (competency of operators, plant inspection and maintenance records). Once review is completed a sticker is placed on the plant identifying key plant details, which confirms all checks have been completed.</p> <p>During routine site walks plant stickers are checked. The SiteM8 module identifies date of last service and when the next service is due (either by hours or by date, depending on plant). No issues observed. No excessive exhaust noted during the inspection.</p>	C
Demolition				
C3	<p>Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.</p>	<p>Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix</p>	<p>As per approved Staging Report, this requirement is not applicable to the project.</p>	NT
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> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with auditees 22/01/2025</p> <p>SiteM8 online training and induction module</p> <p>Project induction slide pack, current to 22/01/25</p> <p>Subcontractor standard scope of works</p>	<p>Hours are communicated to the workforce via inductions and training, contract requirements and signage.</p> <p>The project is currently complying with the hours of works specified in Condition C4(a). No works are occurring on Saturdays or on the extended hours from Condition C5.</p> <p>No OOHW have occurred to date.</p> <p>No complaints recorded to date.</p>	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C5	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: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Site inspection and interview with auditees 22/01/2025 SiteM8 online training and induction module Project induction slide pack, current to 22/01/25 Subcontractor standard scope of works	Hours are communicated to the workforce via inductions and training, contract requirements and signage. The project is currently complying with the working hours specified in Condition C4(a). No works are occurring on Saturdays or on the extended hours from Condition C5. No complaints recorded to date.	C
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (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.	Site inspection and interview with auditees 22/01/2025 SiteM8 online training and induction module Project induction slide pack, current to 22/01/25 Subcontractor standard scope of works	Hours are communicated to the workforce via inductions and training, contract requirements and signage. The project is currently complying with the working hours specified in Condition C4(a). No works are occurring on Saturdays or on the extended hours from Condition C5. No OOHW have occurred to date. No complaints recorded to date.	C
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.	Site inspection and interview with auditees 22/01/2025 SiteM8 online training and induction module Project induction slide pack, current to 22/01/25 Subcontractor standard scope of works	Hours are communicated to the workforce via inductions and training, contract requirements and signage. The project is currently complying with the working hours specified in Condition C4(a). No works are occurring on Saturdays or on the extended hours from Condition C5. No OOHW have occurred to date. No complaints recorded to date.	C
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Site inspection and interview with auditees 22/01/2025 SiteM8 online training and induction module Project induction slide pack, current to 22/01/25 Subcontractor standard scope of works	Hours are communicated to the workforce via inductions and training, contract requirements and signage. The project is currently complying with the working hours specified in Condition C4(a). No works are occurring on Saturdays or on the extended hours from Condition C5. No OOHW have occurred to date. There are no high impact activities occurring on site. all piles are bored. No complaints recorded to date.	C
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).	Site inspection and interview with auditees 22/01/2025 SiteM8 online training and induction module, current to 21/01/25 Project induction slide pack, current to 22/01/25	Site teams have KPIs on project inspections, this includes environmental inspections. Inspections are occurring monthly and cover off all relevant environmental aspects (dust, odour, biodiversity, noise, erosion and sediment controls, traffic access and parking, road material tracking), haul roads.	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Toolbox talks, Clear Bros Earthworks, 22/01/25 and toolbox talk online register, current to 21/01/25</p> <p>SiteM8 online inspection module, current to 20/01/25</p> <p>Concrete washout photo and road sweeper photo, 12/12/24</p> <p>Supervisors Daily Site Diary, current to 21/01/25 (includes identification of any positive obs or issues by exception).</p>	<p>Observation: Besix are currently undertaking the dedicated environmental inspections on a monthly basis. Inspections occurring at weekly or daily are primarily safety related, but include checks on housekeeping, dewatering, spill kits and permits. Section 6.2 of the CEMP requires weekly environmental and the ESCP requires weekly and pre and post wet weather inspections. These have only occurred through the daily inspections, checking on dewatering, rather than adequacy of controls. Notwithstanding this the controls on site appeared to align with the ESCP and were well installed.</p> <p>Recommendation: BESIX should conduct dedicated weekly environmental inspections as required by the CEMP and ESCP, including weekly and pre- and post-wet weather inspections.</p>	
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.	<p>Site inspection and interview with auditees 22/01/2025</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control</p> <p>Complaints register current to 21/01/25</p>	There have been no on street work zones to date, and no parking required beyond the boundary. No complaints recorded to date.	C
Hoarding Requirements				
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 being made aware of the application.</p>	<p>Site inspection and interview with auditees 22/01/2025</p> <p>SiteM8 online inspection module, current to 20/01/25</p> <p>Concrete washout photo and road sweeper photo, 12/12/24</p> <p>Supervisors Daily Site Diary, current to 21/01/25 (includes identification of any positive observation or issues by exception).</p>	No advertising or graffiti observed on site fencing. No hoarding required.	C
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.	<p>Site inspection and interview with auditees 22/01/2025</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 1.1, 27/08/2024 by Commercial Traffic Control</p> <p>Complaints register current to 21/01/25</p>	<p>There have been no on street work zones to date, and no parking required beyond the boundary. No materials, supplies, waste or other materials identified beyond the boundary during the inspection.</p> <p>The risk of this occurring at this stage is negligible as there is adequate space on site.</p> <p>No complaints received to date.</p>	C
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise	Site inspection and interview with auditees 22/01/2025	Given the nature of the works (earthworks and piling across the site) the controls are largely limited to plant selection, use of quackers, hours of work, avoidance of	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA</p> <p>Noise and vibration impact letter to residents, 27/09/24 (notifying potential impacts from the project).</p> <p>SiteM8 plant and equipment module, current to 22/01/25</p> <p>Cleary Bros Komatsu C31405 excavator plant documentation, current to 22/01/25</p> <p>Mobile Plant Operator Checklist, CAT 730t Moxi and dozer, 20/01/25</p> <p>https://www.hinfra.health.nsw.gov.au/getmedia/90e41684-67be-4b4b-b685-b258b654af51/Noise,-dust-and-vibration-November-and-December-2024.pdf.aspx</p> <p>SiteHive online noise, vibration and dust monitoring, current to 22/01/25</p> <p>https://shellharbourdevelopment.health.nsw.gov.au/</p> <p>https://shellharbourdevelopment.health.nsw.gov.au/news-and-events/news-(1)</p>	<p>reversing, no parking or stabling on Dunmore Road, monitoring and community notifications. These controls appear to be implemented on site. The CNVMP does not require any path controls such as hoarding or noise blankets.</p> <p>Monitoring results indicate that noise is generally around the NML and below the 75dB(A) highly noise affected NML. One instance showed that respite was provided following the only instance of noise exceeding the 75dB(A) highly noise affected NML.</p> <p>All managers are subscribed to Site Hive. The system alerts the team or noise and vibration results that meet or exceed the warning criteria and exceedance criteria. This allows the team to initiate a response as required.</p> <p>No complaints received to date.</p>	
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 and C5.	<p>Site inspection and interview with auditees 22/01/2025</p> <p>SiteM8 online training and induction module</p> <p>Project induction slide pack, current to 22/01/25</p> <p>Subcontractor standard scope of works</p>	<p>Hours are communicated to the workforce via inductions and training, contract requirements and signage.</p> <p>The project is currently complying with the working hours specified in Condition C4(a). No works are occurring on Saturdays or on the extended hours from Condition C5.</p> <p>No OOHW have occurred to date.</p> <p>No complaints recorded to date.</p>	C
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.	<p>Site inspection and interview with auditees 22/01/2025</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA</p> <p>SiteM8 plant and equipment module, current to 22/01/25</p> <p>Cleary Bros Komatsu C31405 excavator plant documentation, current to 22/01/25</p> <p>Mobile Plant Operator Checklist, CAT 730t Moxi and dozer, 20/01/25</p>	<p>The requirement is included in the management approach which is issued to all subcontractors, and they are directed to comply with this requirement. This is also considered in plant onboarding.</p> <p>No beepers were observed on site during the inspection.</p>	C
Vibration Criteria				
C16	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p>	<p>Site inspection and interview with auditees 22/01/2025</p> <p>https://www.hinfra.health.nsw.gov.au/getmedia/90e41684-67be-4b4b-b685-b258b654af51/Noise,-dust-and-vibration-November-and-December-2024.pdf.aspx</p>	<p>The works to date involve earthworks and non-impact piling. These carry low vibration risk. The nearest property to the works is about 60m from the works.</p> <p>All managers are subscribed to Site Hive. The system alerts the team or noise and vibration results that meet or exceed the warning criteria and exceedance criteria. This</p>	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 1, 15/10/2024 by PWNA SiteHive online noise, vibration and dust monitoring, current to 22/01/25	allows the team to initiate a response as required. According to the vibration data and review there have been no exceedance of vibration with the potential to exceed this criterion at receiver. No complaints to date.	
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.	Site inspection and interview with auditees 22/01/2025	Refer above. Vibratory rollers have not been used by Besix. Nevertheless the nearest receiver is about 60m away.	NT
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 B16 of this consent.	Site inspection and interview with auditees 22/01/2025	Refer above. Compliance with Conditions C16 and C17 being applied.	NT
Imported Fill				
C19	The Applicant must: (a) 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; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	Site inspection and interview with auditees 22/01/2025 Material Tracking Sheet from 1/11/2024-14/01/2025 BESIX Clear Bros (CB) Material Classification Quarry Products 9/12/2024 EPA Licence No. 299 30/09 issued to Clear Bros P/L (CB)	The Material Tracking Sheet from 01/11/2024 to 14/01/2025, maintained by BESIX, was provided. It indicates that the materials brought to the site were primarily DGB20 (crushed brick and concrete), DGS40 (crushed stone), and gabion rock. Clear Bros P/L, the supplier of the imported materials, provided the Material Classification for Quarry Products and EPA Licence No. 299.	C
Disposal of Seepage and Stormwater				
C20	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.	Site inspection and interview with auditees 22/01/2025 Dewatering permit x 5 Construction Soil and Water Management Sub-Plan (CSWMSP) Version 00, 23/09/2024 by BESIX Watpac Erosion & Sediment Control Plan Rev 2, 16/01/2025 by Rubicon Enviro P/L NSH Dewatering Register, current to 21/01/25 Certificate of Analysis, 25/10/2024 issued by ALS Wollongong Relationship between Turbidity and TSS for Shellharbour Hospital 22/01/2025 issued by Clery Bros (CB)	Dewatering permits were issued to the project by the Council. The Certificate of Analysis dated 25/10/2024, issued by ALS Wollongong, provides data indicating that the test results meet the criteria for NTU. The relationship between Turbidity and TSS for Shellharbour Hospital was issued by Clery Bros (CB) on 22/01/2025, indicating that Turbidity (NTU) = 0.963 x Suspended Solids (TSS mg/L). As the result is below 1 NTU, it is considered a pass.	C
Emergency Management				
C21	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Site inspection and interview with auditees 22/01/2025 SiteM8 online training and induction module Project induction slide pack, current to 22/01/25	These matters are addressed in the Project induction.	C
Stormwater Management System				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C22	<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 in the Civil Engineering Works plans prepared by Enstruct and submitted with the RtS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	<p>Site inspection and interview with auditees 22/01/2025</p> <p>Civil Design Drawings, Aurecon, 25/10/24</p> <p>Certifier Compliance Matrix, verified 14/11/24, 06/11/24</p> <p>Civil Certificate of Design, Aurecon 13/11/24 (verification of compliance with C22)</p>	<p>Aurecon prepared and stormwater design in 2024 verifying that it satisfied the standards and requirements from condition C22. This has been sighted and recorded as being adequate by the Certifier as evidenced through the Certifier Compliance matrix.</p>	C
Aboriginal Cultural Heritage				
C23	<p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM dated June 2023</p>	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM</p> <p>Site inspection and interview with auditees 22/01/2025</p>	<p>This document includes relevant components of the ACHA, such as the development and implementation of an ACHMSP, ongoing consultation with the Aboriginal community (Section 2), changes in heritage consultants (Section 4.3.2), relevant reporting (Section 4.4), and feasible remediation of the cultural landscape (Section 4.2.3).</p>	C
Unexpected Finds Protocol – Aboriginal Heritage				
C24	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (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; (d) the Applicant must consult with the Aboriginal 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. 	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM Consulting</p> <p>Site inspection and interview with auditees 22/01/2025</p>	<p>Requirement under this condition is included in the ACHMSP under Section 4.3.1 (Unexpected Finds Protocol).</p> <p>No unexpected find during the audit period.</p>	NT
Unexpected Finds Protocol – Historic Heritage				
C25	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (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 (c) works may only recommence with the written approval of the Planning Secretary. 	<p>Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Rev 4, 26/09/2024 by EMM Consulting</p> <p>Site inspection and interview with auditees 22/01/2025</p>	<p>Requirement under this condition is included in the ACHMSP under Section 4.3.1. (Unexpected find protocol).</p> <p>No unexpected find during the audit period.</p>	NT
Waste Storage and Processing				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C26	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.	Site inspection and interview with auditees 22/01/2025	All waste (both construction waste and site won material) appeared to be well secured and maintained. No waste was observed uncontrolled on site or off site.	C
C27	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Site inspection and interview with auditees 22/01/2025 Bingo Monthly Waste Report, November and December 2024 and waste plan.	The only waste exported from site to date comprises general solid waste from offices and building waste. These are pre-classified under the Waste Classification Guidelines. Bingo is licenced to transport and receive the waste and is providing waste collection, recycling and disposal services on the Project. Monthly reports are provided identifying the different waste types and volumes. The Waste Management Plan identifies the Bingo receiving facilities being used on the Project.	C
C28	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.	Site inspection and interview with auditees 22/01/2025 Concrete washout photo and road sweeper photo, 12/12/24	Concrete use and waste are limited. There is a designated concrete washout facility on site which appears well managed.	C
C29	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Site inspection and interview with auditees 22/01/2025 Bingo Monthly Waste Report, November and December 2024 and waste plan.	Bingo is licenced to transport and receive the waste and is providing waste collection, recycling and disposal services on the Project. Monthly reports are provided identifying the different waste types and volumes. The Waste Management Plan identifies the Bingo receiving facilities being used on the Project.	C
C30	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Site inspection and interview with auditees 22/01/2025 Bingo Monthly Waste Report, November and December 2024 and waste plan.	The only waste exported from site to date comprises general solid waste from offices and building waste. These are pre-classified under the Waste Classification Guidelines.	C
Outdoor Lighting				
C31	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection and interview with auditees 22/01/2025	There are no external floodlights on the project. All site office lights are directed internal to site. No complaints received to date.	C
Site Contamination				
C32	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Site inspection and interview with auditees 22/01/2025 Site Audit Report NSH, 17/10/2024 by Senversa P/L Site Audit Statement MP203, signed by Senversa P/L 17/10/2024 - EPA	A Section A1 Site Audit Statement was issued prior to SSD works commencing. This confirmed that the land was already remediated and suitable for its intended use.	C
Independent Environmental Audit				
C33	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IAPAR 2020	This is the first Independent Audit for the Project and undertaken in accordance with IAPAR 2020.	C

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter 19/12/2024 DPHI – Hi re: Agreement to Independent Auditors	WolfPeak Group were approved as the Independent Auditors on 19/12/2024 and the agreement applies to the full construction phase and the first operational phase of the Project.	C
C35	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 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Interview with auditees 22/01/2025	No direction from the Department has been provided regarding to this condition.	NT
C36	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C33 of this consent, or condition C35 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) (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. 		Noted. This is the first Independent Audit for the Project. This requirement has not yet been triggered during this audit period.	NT
C37	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		Noted. This is the first Independent Audit for the Project. This requirement has not yet been triggered during this audit period.	NT
C38	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Interview with auditees 22/01/2025	No request from the Department.	NT
Update Statement – Shellharbour Road/Dunmore Road Intersection Upgrade				
C39	The Applicant must provide to the Planning Secretary an 'Update Statement – Shellharbour Road/Dunmore Road Intersection Upgrade' every six months (commencing within six months of the determination date of this application up until the intersection upgrade is fully operational) that provides updated advice on the progress of the delivery of the intersection upgrade required by condition D16. The Statement must include details of any applicable consultation (including outcomes) held with relevant stakeholders, such as TfNSW and Council.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#7/CC#8.	NT
Update Statement – Shared Pathway				
C40	The Applicant must provide to the Planning Secretary and TfNSW an 'Update Statement – Shared Pathway Hospital to Shellharbour Junction Train Station' every six months (commencing within six months of the determination date of this application up until the pathway is available for use) that provides updated advice on the progress of the delivery of the shared pathway required by condition D39. The Statement must include details of any applicable consultation (including outcomes) held with relevant stakeholders, such as TfNSW, Council and any affected landowners.	Staging Report for New Shellharbour Hospital Version 01, 20/09/2024 by Besix	As per approved Staging Report, this requirement is not yet triggered during this audit period will be cover under CC#7/CC#8.	NT
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Operation				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
External Walls and Cladding				
DF2	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 finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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 AS/NZS 3666.2:2011 <i>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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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: <ul style="list-style-type: none"> (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) 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. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Mechanical Ventilation				
D7	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: <ul style="list-style-type: none"> (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Operational Noise – Design of Mechanical Plant and Equipment				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D8	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 B27 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 'New Shellharbour Hospital – Acoustics Report' prepared by Stantec and dated 30 April 2024.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Fire Safety Certification				
D9	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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Structural Inspection Certificate				
D10	Prior to the commencement of operation of the relevant parts of any new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Post-construction Dilapidation Report – Protection of Public Infrastructure				
	<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> <ul style="list-style-type: none"> (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 B5 of this consent; (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). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Repair of Public Infrastructure				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (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 (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Road Damage				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Post-Construction Survey – Adjoining Prop				
D14	Where a pre-construction survey has been undertaken in accordance with condition B7, 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: (a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
D15	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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Shellharbour Road/Dunmore Road Intersection Upgrade				
D16	Prior to the commencement of any operation, the existing Shellharbour Road/Dunmore Road vehicle intersection must be upgraded and be fully operational. The design and construction of the intersection upgrade must be to the satisfaction of TfNSW.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Car Parking Arrangements				
D17	Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the provision of 1,000 on-site car parking spaces have been completed and the car spaces are operational.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Bicycle Parking and End-of-Trip Facilities				
	Prior to the commencement of 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: (a) the provision of a minimum 39 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			
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 TfNSW; (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 (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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 TfNSW and the Planning Secretary.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Utilities and Services				
D21	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Signage				
D23	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Operational Waste Management Plan				
	<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 Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the 'Operational Waste Management Plan', dated July 2023 and prepared by WSP. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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).	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
D27	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 for approval. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Flood Planning Levels				
D28	Prior to the commencement of operation a certification report prepared by a suitably qualified practitioner engineer (NER) must be submitted to the Certifier, stating that the development has been constructed in accordance with the flood planning levels required by condition B38.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Operational Flood Emergency Management Plan				
D29	<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) includes details of: <ul style="list-style-type: none"> (i) the flood emergency responses for operational phase of the development; (ii) (ii) predicted flood levels; (iii) (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) awareness training for employees and contractors, and visitors.			
D30	A copy of the Flood Emergency Management Plan (required by condition D29) must be provided to the Planning Secretary with 48 hours when requested.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Flood management and mitigation – Engineering				
D31	Prior to the commencement of operation, a Structural Inspection Certificate or other form of written certification from a suitably qualified civil or structural engineer must be submitted to the Certifier which certifies that the constructed building meets each of the design requirements specified in condition B38.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
D32	The evidence required under condition D31 is to be made available to the Planning Secretary within seven days upon request.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Public Bus Access				
D33	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) on Dunmore Road have been installed.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Sydney Trains Requirements – Fencing				
D34	The development must have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to the commencement of operation, the Applicant must liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Sydney Trains Requirements – Drainage				
D35	All drainage from the development must be adequately disposed of and managed and not allowed to be discharged into the rail corridor unless prior written approval has been obtained from Sydney Trains.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Noise Mitigation Measures				
D36	The noise mitigation measures set out in Part 8.4.1 of the <i>'New Shellharbour Hospital – Acoustics Report'</i> , prepared by Stantec and dated 30 April 2024 must be implemented prior to the commencement of operation.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Public Domain Works				
D37	The following public domain works are to be completed in accordance with condition B40 and in accordance with the relevant Council Guidelines prior to the commencement of operation: <ul style="list-style-type: none"> (a) construction of a footpath for the full extent of the site frontage along the western side of Dunmore Road; and (b) Pedestrian line marking along Dunmore Road. The pedestrian refuge at the northern end of Dunmore Road as shown in the Architectural plan set is to be deleted. 	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Access Roads and Naming				
D38	New access roads must be named in accordance with the applicable requirements within Australian Standard AS/NZS 4819-2011 Section 4.2.1(b).	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Shared Pathway				
D39	Prior to the commencement of operation, a shared pathway from the New Shellharbour Hospital to Shellharbour Junction Train Station (generally adjacent to the rail line) must be constructed and be available for use (including the installation of lighting and wayfinding signage). Crime Prevention through Environmental Design (CPTED) principles must be integrated into the design of the shared pathway, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines, and the design and construction of the pathway must be carried out in consultation with Council and to the satisfaction of TfNSW.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Warm Water Systems and Cooling Systems				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the 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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Environmental Management Plan				
E3	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan (if required) approved by the Site Auditor (if any) under condition B43 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Operational Noise Limits				
E4	The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels identified in 'New Shellharbour Hospital – Acoustics Report', prepared by Stantec and dated 30 April 2024.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
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 vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Green Travel Plan				
E6	The Green Travel Plan required by condition D19 of this consent must be reviewed annually and updated if necessary and implemented unless otherwise agreed by the Planning Secretary.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Ecologically Sustainable Development				
E7	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Planning Secretary is 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 B10 of this consent.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Outdoor Lighting				
E8	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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Landscaping				
E9	The Applicant must maintain the landscaping and vegetation on the site generally in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Hazards and Risk				
E10	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
E11	In the event of an inconsistency between the requirements of condition E10(a) and E10(b), the most stringent requirement must prevail to the extent of the inconsistency.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Dangerous Goods				
E12	The quantities of dangerous goods 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.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
E13	The quantity of liquid oxygen (UN 1073) stored and handled at the site must not exceed 38,000 litres.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Discharge Limits				
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT
Signage				

SSD ID No.	Compliance Requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E15	The lighting to be used in connection with approved signage must comply with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	<i>This audit assesses conditions during the construction phase. This requirement has not yet been triggered during the audit period.</i>	NT

APPENDIX B – PLANNING SECRETARY AGREEMENT TO INDEPENDENT AUDITORS

NSW Planning ref: SSD-57064458-PA-4

Health Infrastructure

Via the Major Projects Portal

Attention: Kathryn Saunders, Senior Advisor Town Planning (Post Approvals and Compliance)

19/12/2024

Subject: New Shellharbour Hospital (SSD-57064458) – Agreement to independent auditors

Dear Kathryn

I refer to your letter dated 28 November (SSD-57064458-PA-4), requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits for the full construction phase and the first operational phase independent audit of the New Shellharbour Hospital (**Project**) under SSD-57064458 (**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 Derek Low and Ana Maria Munoz are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C34 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 auditors:

- Derek Low, WolfPeak Pty Ltd
- Ana Maria Munoz, WolfPeak Pty Ltd

Please ensure this correspondence is appended to the independent audit report.

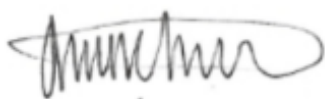
This agreement applies to the full construction phase and the first operational phase independent audit of the Project and will require the approved auditors to submit a declaration of independence with each independent audit report they are involved in. This agreement is also conditional on the above auditors 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 the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020).

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

Thomas Minchin
A/Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS



From: Derek Low

Sent: Thursday, 19 December 2024 1:19 PM

To: compliance@planning.nsw.gov.au

Subject: New Shellharbour Hospital (SSD-57064458) – Independent Audit 1 - consultation

Hi there.

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved

I am currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with condition C33 and the Department's *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/new-shellharbour-hospital>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/assess-and-regulate/compliance/inspections-and-enforcements/independent-audit-post-approval-requirements>

The on-site component of the audit is scheduled to occur in mid-late January 2025 (with the final report submitted two months afterwards) and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request you confirm if the Department:

- Has any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- recommends that parties or agencies are to be consulted. If so we request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

Derek Low | Principal

Executive Director - Infrastructure & Environmental Assurance



P: 1800 979 716

M: 0402 403 716

E: dlow@wolfpeak.com.au

A: Gadigal Country – 180 George Street, Sydney NSW 2000



From: Georgia Dragicevic

Sent: Monday, January 6, 2025 8:37:51 AM

To: Derek Low

Cc: Katrina O'Reilly

Subject: RE: New Shellharbour Hospital (SSD-57064458) – Independent Audit 1 - consultation

You don't often get email from georgia.dragicevic@planning.nsw.gov.au. [Learn why this is important](#)

Hi Derek,

Thank you for consulting the NSW Department of Planning, Housing and Infrastructure on the upcoming IEA for New Shellharbour Hospital. In addition to the consent requirements, please review the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management.



Thank you kindly,

Georgia

APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Site notice displayed at the site entrance and contained the required information specify in condition C1.	 <p>BESIX Watpac</p> <h2>New Shellharbour Hospital</h2> <h3>ALL VISITORS MUST REPORT TO SITE OFFICE</h3> <ul style="list-style-type: none"> AUTHORISED PERSONNEL ONLY ALL PERSONNEL MUST BE SITE INDUCTED ALL WORKERS MUST VERIFY AND HAVE A SITE SAFETY CARD IN CASE OF EMERGENCY CALL 000 FOR POLICE, AMBULANCE, FIRE. FOR MOBILE PHONE USERS CALL 112 SAFETY HELMET MUST BE WORN HI-VIS CLOTHING MUST BE WORN SAFETY BOOTS MUST BE WORN SAFETY GLASSES MUST BE WORN <p>BEFORE COMMENCING WORK, YOU MUST</p> <ul style="list-style-type: none"> HOLD A CONSTRUCTION INDUCTION CARD BE INDUCTED TO THIS SITE'S SAFETY SYSTEM BE INDUCTED TO YOUR COMPANY'S SAFE SYSTEM OF WORK HOLD A CURRENT LICENSE WHEN PERFORMING HIGH RISK WORK <p>IF YOU DO NOT COMPLY WITH ALL OF THE ABOVE</p> <ul style="list-style-type: none"> DO NOT COMMENCE WORK NOTIFY BESIX WATPAC SITE MANAGER <p>Builder: BESIX Watpac Certifier: Blackett Maguire + Goldsmith Structural Engineer: Aurecon Project Manager: Savills For complaints/enquiries: Site Manager Shane Helson 0427 225 785 Approved Hours of Work: Monday–Friday: 7am–7pm Saturday: 8am–4pm</p> <p>Work safe. Home safe. STOP. THINK. ACT.</p>
2	Site established with staff parking and bin waste in place.	

No.	Comment	Photograph
3	<p>Pedestrian access in place and construction working area delineated.</p> <p>Clean water diversion in place</p>	
4	<p>Swale in place</p>	
5	<p>Installing wheel wash</p>	

No.	Comment	Photograph
6	Wheel wash	
7	Sediment basin in the northern side.	

No.	Comment	Photograph
8.	Sediment basin in the northern side.	
9.	On-going works on site	
10.	All plant and equipment were inside the construction site.	

No.	Comment	Photograph
11.	Material handling	
12.	Material handling and on-going works	
13.	Sediment basin in the southern side.	

No.	Comment	Photograph
14.	Site fence and silt fence installed.	
15	Site demarcation	

APPENDIX E – ATTENDANCE REGISTER



INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	New Shellharbour Hospital SSD 57064458			
LOCATION:	86 Dunmore Road, Dunmore			
DATE/TIME (Opening Meeting):	22 January 2025, 8:00AM	DATE/TIME (Closing Meeting):	22 January 2025, 3:00PM	
Lead Auditor:	Derek Low	Audit Scope:	Independent Audit 1	
NAME	POSITION / TITLE	ORGANISATION	Attendance	
			Opening Meeting	Closing Meeting
Derek Low	Lead Auditor	WolfPeak	Y	Y
Ilse Luypaert	Project Manager	Besix Watpac	Y	Y
Mark Cahalin	Project Manager	Besix Watpac	Y	Y
Jack Walton	Site Manager	Besix Watpac	Y	N
John Mattock	Construction Manager	Besix Watpac	Y	Y
Nick Hiley	Design Manager	Besix Watpac	Y	N



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APPENDIX F – DECLARATION


Project Name:	New Shellharbour Hospital
Consent Number:	SSD-57064458
Description of Project:	Construction and operation of a new hospital development including landscaping, internal roads and access, at-grade and multi-deck car parking, utility/service connections and supporting infrastructure.
Project Address:	86 Dunmore Road, Dunmore (Lot 10 DP 1281639)
Proponent:	Health Administration Corporation
Title of Audit	Independent Audit No. 1 (IA1)
Date:	4 February 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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Group Pty Ltd