

Ken Cameron & Associates
Compliance and Assurance Services

**Independent Audit Program for Wyong
Hospital Redevelopment**

SSD 9536

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Independent Audit Program for Wyong Hospital Redevelopment

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Independent Audit Program for Wyong Hospital Redevelopment

1 Purpose of the Audit Program

The purpose of this Independent Audit Program (IAP) is to satisfy the SSD 9536 Conditions of the planning approval. The requirements of the Independent Audit Program are listed in the table below:

Conditions applicable to the Independent Audit Program (IAP)

SSDA 9536	Requirement
C32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.

2 Independent Audit Program

The SSDA9536 Condition of C32 requests that an IAP be developed and submitted to the DPE in accordance with the Independent Audit Post Approval Requirements (Department 2018). These requirements outline the content of the IAP:

1. An Audit Schedule

An Audit Schedule has been developed to monitor the compliance requirements during the commencement, main construction activities, pre-operational compliance and operational stages of the project based on the Development Condition of Consent SSD 9536.

The Audit Schedule can be found in **Attachment 1**.

2. An Audit Table

An Independent Audit Table will be prepared for each audit by the Independent Auditor which includes the applicable SSDA 9536 requirements for that phase. The evidence collected will determine whether the requirements are compliant and the status of compliance. The Audit Table will be appended to each Independent Audit Report.

The Audit Table for the independent audits can be found in **Attachment 2**.

3 Independent Auditor

The Planning Secretary has approved Ken Cameron to undertake the audits, as stipulated in the *Independent Audit Post Approval Requirements* (Department 2018). A copy of the letter of acceptance is to be found in **Attachment 3**.

The Auditor will complete a Declaration Form to indicate their independence to the project with each environmental audit and in accordance with the *Independent Audit Post Approval Requirements*.

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4 Independent Environmental Audit

The table below outlines the requirements for the independent environmental audit as noted in the SSD 9536 Conditions of Approval C33, C34, C35 and C36.

Conditions applicable to the Independent Environmental Audit

C33	<p>Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:</p> <p>(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</p> <p>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p> <p>In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.</p>
C34	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C32 of this consent; and</p> <p>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>
C35	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C32 of this consent;</p> <p>(b) submit the response to the Department and the Certifying Authority; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>
C36	<p>Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance</p>

Independent Audit Program for Wyong Hospital Redevelopment

Attachment 1: Audit Schedule

The following is the proposed Independent Audit Program for the Wyong Hospital Project. Actual dates for completion of activities will be subject to review and update with the proponent Health Infrastructure.

Task	Audit Activity	Time Frame
Preconstruction	Develop Independent Audit Program Prepare SSDA Independent Audit Table Conduct Desk Top review against SSDA Compliance Monitoring Table for input into the RCC Review Pre-construction Compliance Report	By 25/11/2019
Initial Site Audit	Audit against undertakings of RCC Construction Environmental Management Plans and Sub-plans Audit to include: <ul style="list-style-type: none"> • detailed site inspection • review of compliance records • Review action against non-compliance identified in preconstruction compliance report Update of SSDA Independent Audit Table Prepare Audit Report	By 24/01/2020
Construction Compliance Audit 1	Site inspection and review of site compliance records Close out Initial Site Audit Findings Review action against non-compliance identified in the Initial Site Report, and close out of all Site Audit Findings Update SSDA Independent Audit Table Prepare Audit Report	By 22/05/2020
Construction Compliance Audit 2	Site inspection and review of site compliance records Close out Initial Site Audit Findings Review action against non-compliance identified in the Initial Site Report, and close out of all Site Audit Findings Update SSDA Independent Audit Table Prepare Audit Report	By 20/11/2020
Pre-Operations	Conduct Desk Top review against SSDA Compliance Monitoring Table for input into the RCC Pre-Operational Compliance Report	By 11/01/2021
Operational Compliance Audit	Desktop review against operational compliance conditions Review action against non-compliance identified in pre-operational Compliance Report Update SSDA Independent Audit Table Review Operational Compliance Report Prepare Audit Report	By 11/01/2022

Attachment 2: Audit Table

Refer separate Excel spreadsheet *SSDA 9536 Independent Audit Table*

Unique (ID)	Compliance Requirement	Development Phase	Monitoring Methodology - Not to be included in the Audit Report	Evidence collected	Independent Audit Findings and Recommendations	Status - Compliant - Non-compliant - Not triggered
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.	At all times	<ul style="list-style-type: none"> _ Implement environmental controls in accordance with CEMP and sub plans. _ Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. _ Incorporation of environmental awareness into site induction procedures and toolbox talks. Review of incident and near miss reports for preventative action and opportunities for improvement. 			
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	At all times	<ul style="list-style-type: none"> Internal and independent audit. Review of any directions issued by the Secretary. Review of project changes and their consideration against the consent. 			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	Review of any directions issued by the secretary			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c)A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	Internal and independent audit review of the project changes to identify application of the priority hierarchy in respect of any project changes			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless the development has physically commenced.	N/A	N/A			
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	<ul style="list-style-type: none"> Internal and independent audit. Review of site environmental checklists. 			
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.	At all times	Review of any resolutions from the Secretary.			
Evidence of Consultation						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	<ul style="list-style-type: none"> Approved Community Consultation Strategy (CCS) Review of consultation record within CCS 			
Staging						
A9	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	At all times	Staging not required			

A10	A Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	At all times	Staging not required			
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times	Staging not required			
A12	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	At all times	Staging not required			
Staging, Combining and Updating Strategies, Plans or Programs						
A13	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits) 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), compliance reports or independent audits or program); (b) combine any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan, compliance reports or independent audits) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan, compliance reports or independent audits), 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).	N/A	Staging not required			
A14	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan compliance reports or independent audits), 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.	N/A	Staging not required			
A15	If approved by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan compliance reports or independent audits), 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.	N/A	Staging not required			
Demolition						
A16	Demolition work must comply with Australian Standard AS 2601-2001 The Demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	N/A	N/A			
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 and NCC.	Provide to PCA for CC1	Demonstrated alignment with BCA during design phase			
	Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.					
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 and NCC.	Prior to CC2 (Structure & Façade)	Demonstrated alignment with BCA during design phase			
Applicability of Guidelines						

A19	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.	At all times	All design development, monitoring, reporting etc. to meet guidelines, protocols, standards and policies in the form they are in as at the date of this consent. Review any issued directions from the Secretary		
A20	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.	At all times	All design development, monitoring, reporting, etc to meet guidelines, protocols, Standards and policies in the form they are in as at the date of this consent. Review any issued directions from the Secretary		
Monitoring and Environmental Audits					
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	At all times	Onsite investigation, testing and validation of insitu an imported material by Occupational Hygienist (OH)		
Access to Information					
A22	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary	Prior to CC1 and Construction commencement	Review of public website for currency of approvals, documentation, strategies and plans, reports, monitoring results, staging summary, contact details, complaints register, audit reports, response to audit recommendations, other matters required by the Secretary. Review of directions provided by the Secretary in respect of "other matters" Consultation with the DP&E in respect of agency satisfaction regarding current of the information published.		
Compliance					
A23	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.	At all times	Items within the SSSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. The site induction highlights relative conditions to be adhered to while undertaking works on site Toolbox talks to address any compliance issues as required.		
Incident Notification, Reporting and Response					
A24	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Immediately following incident	RCC to comply with all independent environmental audit requirements as per this condition		
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Immediately following incident	RCC to comply with all independent environmental audit requirements as per this condition		
Non-Compliance Notification					
A26	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Within 7 days of non-compliance	RCC to comply with all independent environmental audit requirements as per this condition		
A27	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	Within 7 days of non-compliance	RCC to comply with all independent environmental audit requirements as per this condition		

A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Within 7 days of non-compliance	RCC to comply with all independent environmental audit requirements as per this condition		
Revision of Strategies, Plans and Programs					
A29	Within three months of: (a) the submission of a compliance report under condition B38; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Principal Certifying Authority must be notified in writing that a review is being carried out.	Within 3 months of items, a, b, c, d, e occurring, if applicable	RCC to comply with submissions as per this condition		
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Within 6 weeks, if applicable	RCC to comply with the requirements for environmental performance improvements as per this condition		
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	The Applicant must notify the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to CC1 Earthworks	Documented written notification of commencement provided to DPE 48 hours prior to the commencement of construction and operation.		
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	NA			
Certified Drawings					
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer	Prior to CC1 Earthworks	Document submission of structural drawings. Verification of certifying authority approval		
External Walls and Cladding					
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to CC2 (Structure & Façade)	Document submission of BCA compliance evidence. Confirmation of compliance from the certifying authority Submission if BCA compliance evidence to DPE following certifying authority acceptance within seven days		
Road Design					
B5	Prior to the commencement of above ground works, (a) a Detailed Design Road Safety Audit (RSA) for the proposed development's including its interaction with the existing hospital campus as well as the intersection to the new access road with Louisiana Road prepared by a minimum Level 3 & Level 2 TfNSW accredited road safety auditor. (b) should findings of the RSA identify any road safety issues that require rectification, the detailed design drawings must be revised accordingly to resolve the identified safety issues. A copy of the RSA and any revised plans is to be provided to the Certifying Authority, Council and the Planning Secretary for information.	Prior to CC1 Earthworks	Document submission of road safety audit report to be submitted for confirmation to the certifying authority.		
Protection of Public Infrastructure					
B6	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services/ assets 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 dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Certifying Authority and Council.	Prior to CC1 Earthworks	Document and record consultation with relevant service providers / owners. Undertake a Dial-B4-Dig Search Confirm preparation of any required dilapidation report of relevant public infrastructure Document submission of dilapidation report to certifying authority and council.		
Site Contamination					

B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the healthcare facility land use and be provided to the satisfaction of the Certifying Authority	Prior to CC1 Earthworks	Document and record site audit statement and confirmation of suitability			
Unexpected Contamination Procedure						
B8	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B4812 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Prior to CC1 Earthworks	Confirm preparation of Unexpected Contamination Procedure and inclusion in the CEMP Confirmation of disposal location of such contaminated materials Confirmation of submission of disposal location and test results to the secretary prior to removal from site			
Ecologically Sustainable Development						
B9	Prior to the commencement of any aboveground work, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Gree Star rating with the Green Building Council of Australia and submit evidence of registration to the Certifying Authority; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Prior to CC2 (Structure & Façade)	HI ESD matrix provided to the planning secretary Planning secretary letter provided to the certifying authority of confirmation of requirements to the condition			
Outdoor Lighting						
B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to CC2 (Structure & Façade)	Confirm outdoor lighting design for the site that is complies to nominated Australian Standard Confirm submission of lighting design to certifying authority for approval prior to commencement of construction			
Environmental Management Plan Requirements						
B11	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Prior to CC1	Ensure EMP review processed include a checklist against these requirements prior to submission to certifying authority for approval			
Construction Environmental Management Plan						

B12	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B19);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B20);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B21);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B22);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B23);</p> <p>(g) Biodiversity Management Sub-Plan (see condition B24);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and</p>	Prior to CC1	<p>Ensure CEMP review process includes a checklist against these requirements prior to submission to the certifying authority for approval.</p>			
B13	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW(RMS); (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	Prior to CC1	<p>Ensure CTPMSP review process includes a checklist against these requirements prior to submission to the certifying authority for approval.</p> <p>Confirm submission of CEMP to certifying authority for approval prior to commencement of construction.</p>			
B14	<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 B20(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	Prior to CC1	<p>Ensure CNVM management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval.</p> <p>Confirm submission of CNVM plan to certifying authority for approval prior to commencement of construction.</p>			

B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Prior to CC1	Ensure CWMSP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Confirm submission of CWMSP to certifying authority for approval prior to commencement of construction.			
B16	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) 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); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Prior to CC1	Ensure CSWMSP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Confirm submission of CSWMSP to certifying authority for approval prior to commencement of construction.			
B17	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development. (c) adhere to the recommendations of the report titled Aboriginal Heritage Impact Assessment, dated 25 January 2019, prepared by McCardle Cultural Heritage Pty Ltd.	Prior to CC1	Ensure ACHMSP management plan has been provided and includes a checklist against these requirements prior to submission to the certifying authority for approval Confirm submission of ACHMSP to certifying authority for approval prior to commencement of construction			
B18	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced ecologist; (b) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (c) clearing protocol; (d) measures to minimise the loss of key fauna habitat, including hollow trees; (e) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing; (f) controlling weeds and feral pests; (g) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/'no-go' areas; and (h) a program to monitor the effectiveness of the measures in the BMSP.	Prior to CC1	Ensure BMSP management plan has been provided and includes a checklist against these requirements prior to submission to the certifying authority for approval Confirm submission of BMSP to certifying authority for approval prior to commencement of construction			
Construction Parking						
B19	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site or other travel arrangements for construction workers, 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.	At all times	Confirm provision of adequate parking space for heavy vehicles onsite Confirm parking restrictions associated with on-street parking and public parking facilities are included within the CTPMSP Periodic monitoring of local roads for development related vehicles Confirm parking restrictions are included within inductions and awareness training for staff and contractors			
Stormwater Management System						

B20	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; (f) direct all sediment laden water in overland flow away from the leachate management system; and (g) prevent cross-contamination of clean and sediment or leachate laden water.	Prior to CC1	Design scope of hydraulic consultant to include conceptual design Hydraulic consultant to certify design to be in accordance with relevant Australian Standards			
Operational Noise - Design of Mechanical Plant and Equipment						
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Consultancy dated 31 January 2019, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Agency Consultancy dated 31 January 2019.	Prior to CC2	Design scope of consultants to include noise mitigation measures Consultants to certify design is in accordance with relevant Australian Standards			
Biodiversity						
B22	The SSD application for the Redevelopment of Wyong Hospital must demonstrate that the proposal is consistent with the endorsed Biodiversity Development Assessment Report (BDAR) and Biodiversity Offset Scheme (BOS).	Prior to CC2 (Structure & Façade)	Biodiversity report to be provided to the certifying authority for approval			
Construction and Demolition Waste Management						
B23	Prior to the commencement of the removal of any waste material from the site or delivery to the site, the Applicant must notify advise in writing the RMS Traffic Management Centre and Council of the truck route(s) to be followed by trucks transporting waste material from the site.	Prior to CC1	Confirm notification provided to RMS in advance of removal of waste material from site.			
Roadworks and Access						
B24	Prior to the commencement of relevant works, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of construction vehicles.	Prior to CC1	Confirm submission of design plans to RMS			
B25	Prior to the commencement of relevant works, the Applicant must submit design plans to the satisfaction of the Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006.	Prior to CC1	Confirm & demonstrate design is in accordance and complies to the BFP			
Operational Car Parking and Service Vehicle Layout						
B26	Prior to the commencement of relevant works, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority; (a) all construction vehicles must enter and leave the Site in a forward direction; (b) details of on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1, 2 & 6; (c) 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, must be in accordance with the latest version of AS 2890.2; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Prior to CC1	Confirm & demonstrate design is in accordance and complies			
Bicycle Parking and End of Trip Facilities						
B27	Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: (a) the provision of a minimum 12 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS/NZS 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; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Prior to CC1	Design scope of architect and TTW study confirming compliance			
Public Domain Works						

B28	Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of consultation for each stage from Council to the Certifying Authority.	Prior to CC1	Design scope of TTW study confirming compliance			
Compliance Reporting						
B29	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority	Prior to CC1	Confirm receipt of current document is provided to the certifying authority and DPE prior to commencement of works			
B30	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	At all times	Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR.			
B31	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	At all times	Review of directions provided by the secretary in respect of "compliance reporting matters"			
PART C DURING CONSTRUCTION						
Site Notice						
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	At all times	Confirm all site notices include a checklist against these requirements			
Operation of Plant and Equipment						
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	At all times	Maintenance of all construction plant and equipment			
Demolition						
C3	Any demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001)	Prior to CC1	Confirm work plan for demolition complies with nominated Australian Standards AS2601 2001			
Construction Hours						
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	At all times	DA hours communicated to site personnel in site induction Confirm submission of works plan to certifying authority for approval prior to commencement of construction			
C5	Activities may be undertaken outside of the hours in condition 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) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	At all times	Note			
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	At all times	Ensure adequate notice is given to affected resident's			
C7	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.	At all times	DA hours communicated to site personnel in site induction RCC personnel to monitor and ensure works have stopped by hours nominated in this condition RCC to carry out daily noise level readings periodically or where applicable			
Implementation of Management Plans						

C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	At all times	Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. The site induction highlights relative conditions to be adhered to while undertaking works on site Toolbox talks			
Construction Traffic						
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping, unless directed by traffic control.	At all times	Fulltime traffic control during works requiring construction traffic to ensure all construction traffic enters and leaves site in a forward direction Construction methodology highlights all construction traffic enters and leaves site in a forward direction			
Hoarding / Fencing Requirements						
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application	At all times	The site will be hoarded off and secured with fencing or perimeter hoarding All graffiti to be removed within 48 hours Hoarding within site boundaries therefore no council permit required			
No Obstruction of Public Way						
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	At all times	Fulltime traffic control during works to be situated at accessible site gates to ensure public access is maintained at all times Construction methodology demonstrates all construction vehicles enter and leave site in a forward direction			
Construction Noise Limits						
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	At all times	Ensure CNVM management plan review process includes a checklist against these requirements.			
C13	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.	At all times	DA approved hours communicated to site personnel and delivery drivers in site induction RCC traffic controllers to control deliveries at construction gate during DA hours only			
C14	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.	At all times	All plant with audible movement alarms to operate during DA approved hours			
Vibration Criteria						
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	At all times	Vibration monitoring to be undertaken in accordance with CNVMP			
C16	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 C20.	At all times	Vibration monitoring to be undertaken in accordance with CNVMP			
C17	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B20 of this consent.	At all times	Vibration monitoring to be undertaken in accordance with CNVMP			
Tree Protection						

C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared by Travers Bushfire & Ecology dated November 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	At all times	RCC to establish tree protection zone where applicable in accordance with requirements of this condition. Tree protection zones to be inspected and approved by arborist prior to commencement of construction TPZ to be checked and maintained as per RCC environmental inspection			
Bushfire Design						
C19	Construction of the roof, southern, eastern and western elevation(s) of the proposed works shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection 2006.	Prior to CC2 (Structure & Façade)	Confirm design and construction of roofing is in accordance with requirements of this condition and relevant Australian standards			
C20	Construction of the northern elevation(s) of the proposed works shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Prior to CC2 (Structure & Façade)	Confirm design and construction of northern elevation(s) is in accordance with requirements of this condition and relevant Australian standards			
Air Quality						
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	- Implement environmental controls in accordance with CEMP and sub plans. Environmental inspections against an environmental checklist reviewing integrity of environmental controls. Environmental inspections against an environmental checklist reviewing integrity of environmental controls Review of incident and near miss reports for preventative action and opportunities for improvement			
C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	At all times	- Implement environmental controls in accordance with CEMP and sub plans. Environmental inspections against an environmental checklist reviewing integrity of environmental controls. Environmental inspections against an environmental checklist reviewing integrity of environmental controls Review of incident and near miss reports for preventative action and opportunities for improvement			
Erosion and Sediment Control						
C23	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	At all times	Ensure CSWMSP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Environmental inspections against an environmental checklist reviewing integrity of environmental controls			
Imported Soil						
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department or Certifying Authority upon request.	At all times	RCC to undertake visual inspections of imported fill and request documentation from subcontractors to confirm adherence to the requirements of this condition RCC to keep an imported fill register			
Disposal of Seepage and Stormwater						
C25	Adequate provision must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. Prior written approval of council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	At all times	RCC and TTW as the consultant to consult with council			
Unexpected Finds Protocol - Aboriginal Heritage						

C26	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the objects(s). A suitably qualified archaeologist and registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by the EESG Group and the management outcome for the site included in the information provided to AHIMS. The applicant must consult with the Aboriginal community representatives, the archaeologists and EESG Group to develop and implement management strategies for all objects/ sites. Work shall only recommence with the written approval of the EESG Group.	At all times	Any discovery of historical heritage will trigger the Unexpected Finds Protocol (UFP) as part of Heritage Management Plan prepared by McCardle Cultural Heritage UFP to be included in site induction			
Unexpected Finds Protocol - Historical Heritage						
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.	At all times	Any discovery of historical heritage will trigger the Unexpected Finds Protocol (UFP) as part of Heritage Management Plan UFP to be included in site induction			
Waste Storage and Processing						
C28	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.	At all times	Ensure CWMSP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Environmental inspections against environmental checklist reviewing integrity of environmental controls			
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	Ensure CWMSP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Environmental inspections against environmental checklist reviewing integrity of environmental controls			
C30	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.	At all times	Ensure CSWMSP management plan is adhered to Environmental inspections against an environmental checklist reviewing integrity of environmental controls			
Independent Environmental Audit						
C31	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to CC1	RCC to comply with all independent environmental audit requirements as per this condition			
C32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	Prior to CC1	RCC to comply with all independent environmental audit requirements as per this condition			
C33	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a)An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b)A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	As required	RCC to comply with all independent environmental audit requirements as per this condition			
C34	Independent Audits of the development must be carried out in accordance with: (a)the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and (b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	At all times	RCC to comply with all independent environmental audit requirements as per this condition			
C35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a)review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b)submit the response to the Department and the Certifying Authority; and (c)make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	At all times	RCC to comply with all independent environmental audit requirements as per this condition			

C36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance	After Occupation	RCC to comply with all independent environmental audit requirements as per this condition			
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE						
Notification of Occupation						
D1	At least one month before commencement of operation, The date of commencement of the occupation 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.	Prior to Occupation	RCC date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation			
External Walls and Cladding						
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	Prior to Occupation	RCC to provide information to meet this requirement			
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Occupation and within seven days	RCC to provide information to meet this requirement			
Post-construction Dilapidation Report						
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	Prior to Occupation	RCC to provide information to meet this requirement			
Protection of Public Infrastructure						
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	As soon as practical and if required	Document and record consultation with relevant service providers / owners. Undertake a Dial-B4-Dig Search Confirm preparation of any required dilapidation report of relevant public infrastructure Document submission of dilapidation report to certifying authority			
Utilities and Services						
D6	Prior to commencement of operation, a compliance certificate under the Section 307 of the water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	Prior to Occupation	RCC to provide information to meet this requirement			
Works as Executed Plans						
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to Occupation	RCC to provide information to meet this requirement			
Green Travel Plan						

D8	Prior to the commencement of operations, a Green Travel Plan (GTP), must be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Central Coast Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (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.	Prior to Occupation	By principal			
Evacuation and Emergency Planning						
D9	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014 and Australian Standard AS 3745 2010 Planning for Emergencies in Facilities.	Prior to Occupation	Travers to develop a BFEMEP in accordance with relevant Australian standards			
Mechanical Ventilation						
D10	Prior to commencement of final operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: (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.	Prior to CC2 (Structure & Façade)	Mechanical consultant to certify design to be in accordance with relevant Australian standards			
Operational Noise – Design of Mechanical Plant and Equipment						
D11	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment dated 31 January 2019 and prepared by Pulse Acoustic Consultancy and all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	Prior to Occupation	Design scope of consultants to include noise mitigation measures Consultants to certify design is in accordance with relevant Australian Standards			
Road Damage						
D12	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.	As soon as practical and if required	Document and record consultation with relevant service providers / owners. Undertake a Dial-B4-Dig Search Confirm preparation of any required dilapidation report of relevant public infrastructure Document submission of dilapidation report to certifying authority			
Fire Safety Certification						
D13	Prior to commencement of final occupation, 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.	Prior to Occupation	RCC and subcontractors to keep fire penetration register with photos and labels Any alternative solutions to be approved through the fire engineering report Inspection / Invitation to Fire and Rescue NSW			
Structural Inspection Certificate						

D14	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Occupation	Document submission of structural drawings. Verification of certifying authority's approval			
Stormwater Quality Management Plan						
D15	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (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.	Prior to Occupation	Stormwater Quality Management Plan to be developed by TTW civil, adhering to the requirements of this condition Stormwater Management Quality Management Plan to be submitted to the certifying authority for approval			
Warm Water Systems and Cooling Systems						
D16	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant 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.	Prior to Occupation	Cooling systems to be designed in accordance with the relevant Australian Standards of this condition LCI as the mechanical consultant to peer review D&C contractor to ensure requirements of this condition are met			
Outdoor Lighting						
D17	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the 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.	Prior to Occupation	Confirm outdoor lighting design for the site that is complies to nominated Australian Standard Confirm submission of lighting design to the certifying authority for approval prior to commencement of construction			
Signage						
D18	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Prior to Occupation	All signage requirements related to this condition to be included in architects signage documentation to signage contractor All signs to be installed at locations in accordance with this condition Signage way-finding requirements to be developed with principal			
D19	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	Prior to Occupation	All signage requirements related to this condition to be included in architects signage documentation to signage contractor All signs to be installed at locations in accordance with this condition Signage way-finding requirements to be developed with principal			
Operational Waste Management Plan						
D20	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 7 of the EIS.	Prior to Occupation	By principal			
Landscaping						

D21	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures at section 7 of the EIS (d) Comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006; and (e) provide for the planting of 46 trees.	Prior to Occupation	By principal			
D22	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Prior to Occupation	By principal			
Asset Protection Zones						
D23	Prior to the commencement of operation, the development site must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Prior to Occupation	By principal			
PART E POST OCCUPATION						
Operation of Plant and Equipment						
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	During Operation	By principal			
Operational Noise Limits						
E2	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Consultancy dated 31 January 2019.	During Operation	By principal			
E3	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 -Acoustic and Vibration Assessment and dated 31 January 2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	During Operation	By principal			
Unobstructed Driveways and Parking Areas						
E4	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.	During Operation	RCC will meet requirements for traffic control during construction During operation traffic control with be managed by the Principal			
Green Travel Plan						
E5	The Green Travel Plan required by the condition of this consent must be updated annually and implemented.	During Operation	By principal			
Ecologically Sustainable Development						
E6	Unless otherwise agreed by the Planning Secretary, Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B9, Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	During Operation	By principal			
Car Parking Management Strategy						

E7	The Applicant must prepare and implement a Car Parking Management Strategy within three months of the commencement of use of the Clinical Services Building, or timing otherwise agreed by the Planning Secretary. The Car Parking Management Strategy must be prepared in consultation with Council and must address, but not be limited to: (a) on-street car parking management, including details of any supporting infrastructure required for the proposed management measures; (b) measures to promote the continuing use of on-site parking by hospital users following the implementation of the paid parking on the hospital campus, including a transition period of reduced parking rates; and (c) responsibilities for the implementation and enforcement of the measures.	During Operation	By principal			
Outdoor Lighting						
E8	Notwithstanding Condition D17, 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.	During Operation	RCC will meet requirements of outdoor lighting design as per condition B10 During operation all residual lighting impacts will be managed by the Principal			
Fire Safety Certificate						
E9	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	During Operation	By principal			
Landscaping						
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.	During Operation	By principal			
Asset Protection Zones						
E11	The asset protection zones required by condition D33 shall be maintained for the duration of occupation of the development.	During Operation	By principal			
Hazards and Risk						
E12	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 NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	During Operation	By principal			
E13	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.	During Operation	By principal			
Dangerous Goods						
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).	During Operation	By principal			
E15	In the event of an inconsistency between the requirements E14(a) to E14(c), the most stringent requirement must prevail to the extent of the inconsistency.	During Operation	By principal			
E16	The new access road connecting the hospital site to Louisiana Road is restricted to emergency vehicles only.	During Operation	By principal			
ADVISORY NOTES						
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	During Operation	By principal			
Long Service Levy						

AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	N/A	Copy of receipt from LSL corporation for funds received to be forward to Certifying Authority		
Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary	N/A	Review of any notices from the Secretary		
Access for People with Disabilities					
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Prior to CC2 (Structure & Façade)	Confirm plans have been certified prior to commencement of construction		
Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Prior to CC1	Confirm preparation and submission of requests for relevant approvals from service providers.		
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to CC2			
Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Prior to CC1	Confirm submission of design plans to Council or RMS being obtained		
Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	At all times	No works / loading / unloading / etc. is anticipated to be undertaken outside of the site. All construction traffic will enter and leave site in a forward direction.		
SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	At all times	The site will be hoarded off and secured with fencing or perimeter hoarding Traffic control will monitor and manage construction traffic entering and exiting access gates at all time Inducted site personnel will enter site through controlled access gate.		
Hoarding / Fencing Requirements					
AN10	(a) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	At all times	The site will be hoarded off and secured with fencing or perimeter fencing. Hoarding to be installed within site boundary therefore no permit from council required		
Handling of Asbestos					
AN11	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	At all times	Licensed asbestos contractors to be used for asbestos removal SafeWork NSW to be notified 5 days prior to asbestos removal HI to be notified 7 days prior to asbestos removal		
Fire Safety Certificate					
AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	During Operation	By principal		
Roadworks and Access					

AN13	Prior to any further development on the hospital site beyond this consent, a post operational intersection analysis report should be undertaken and referred to TfNSW(RMS) for consultation. The report should include: (a) a review of the traffic conditions and the level of service of the intersection of the Pacific Highway / Craigie Avenue / Hospital Entrance. (b) any potential intersection improvements required to meet future demand of the hospital.	During Operation	By principal			
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Attachment 3: Approval of Independent Auditor



Health Infrastructure
ATTN: Ms Leone McEntee
Manager, Planning
Level 14, 77 Pacific Highway
NORTH SYDNEY NSW 2060

Contact: Emmanuel Smith-Aspros
Phone: 02 8275 1232
Email: compliance@planning.nsw.gov.au

BY EMAIL ONLY: Leone.McEntee@health.nsw.gov.au

Dear Ms Leone McEntee

Agreement of Independent Auditor Wyong Hospital Expansion (SSD 9536)

Reference is made to the submission, dated 28 October 2019, seeking the agreement of the Secretary of the Department of Planning, Industry & Environment (the Department) of a suitability qualified, experienced and independent auditor to undertake independent audits of the Wyong Hospital Expansion project.

In accordance with Condition C31, Part C and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following auditor: Mr Ken Cameron.

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

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

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

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

If you have any questions, please contact Emmanuel Smith-Aspros on the details listed above.

Yours sincerely


Kate Moore *21/10/2019*
A/Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary