

10 November 2025

The Planning Secretary
Department of Planning, Industry & Environment
320 Pitt Street
Sydney, NSW 2000

Attention: Joel Flemming (or whom it may concern)
Project: Bioresources Facility, SSD-8937
Re: Condition C43 to C48 Independent Environmental Audit

Dear Joel,
As per the requirements of the Bioresources Facility (SSD-8937) an Independent Environmental Audit (IEA) was recently completed mid-September 2025.

In accordance with the relevant conditions of consent we note the following:

Condition	Description	Comment
C43	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.	Auditor approval SSD-8937-PA-15 28/08/2025
C44	No later than four weeks before the date notified for the commencement of construction an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Audit Program previously developed 2019 ahead of the initial Audit in July 2019.
C45	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during 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	Audit Program previously developed 2019 ahead of the initial Audit in July 2019.

	Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.	
C46	Independent Audits of the development must be carried out in accordance with: (d) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and (e) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Previous Audits were conducted. Audit scope definition request 28/8/25 The Operational Audit was conducted on 15 September 2025 – refer to Attachment A for Independent Environmental Audit report.
C47	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 C44 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 when this has been done.	Nil non-compliances or recommendations were identified via the audit. As such in response to Condition C47(a) - nil responses are provided. This letter acts as a cover letter to the audit report. This will be issued concurrently to the Department and the Certifier to appease Condition C47(b). Following submission the audit report will be uploaded onto the University's website at the following link. This will be completed within 10-business days following issuance to the DPHI portal. Notice of this upload is provided as part of this cover letter, as such no further notice will be provided unless otherwise requested by DPHI. https://www.newcastle.edu.au/engage/development-projects
C48	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.	Following a successful audit with nil non-compliances, a separate letter is expected to be issued to DPHI requesting for ongoing operational audits to cease.

Should you require further clarification, please feel free to contact the undersigned. We look forward to hearing your response on this matter.

Yours sincerely,

Andrew Bull

Senior Manager – Asset Management

Infrastructure and Facilities Services | Resources Division

T: +61 2 4921 8791 | M: +61 (0) 419 765 707

E: Andrew.Bull@newcastle.edu.au

Attachment A: Operational Independent Environmental Audit – 15 September 2025

University of Newcastle Building F

Independent Environmental Audit

Prepared for University of Newcastle

October 2025

University of Newcastle Building F

Independent Environmental Audit

University of Newcastle

E250551 RP#1

October 2025

Version	Date	Prepared by	Approved by	Comments
0.1	14/10/25	David Bone	David Bone	Draft for review
1.0	27/10/25	David Bone	David Bone	Final

Approved by




David Bone
Independent Auditor
October 2025

Level 3 175 Scott Street
Newcastle NSW 2300
ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by University of Newcastle and has relied upon the information collected at the time and under the conditions specified in the report. All findings, conclusions or recommendations contained in the report are based on the aforementioned circumstances. The report is for the use of University of Newcastle and no responsibility will be taken for its use by other parties. University of Newcastle may, at its discretion, use the report to inform regulators and the public.

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Independent Audit Declaration

Project name	University of Newcastle Building F Independent Environmental Audit
Consent number	SSD-8937
Description of project	The operation of a Bioresources Facility
Proponent	University of Newcastle
Date	15 September 2025
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant approval condition(s) of consent and in accordance with the <i>Independent Audit Post Approval Requirements</i> (Department 2020); the findings of the audit are reported truthfully, accurately and completely; I have exercised due diligence and professional judgement in conducting the audit; I have acted professionally, objectively and in an unbiased manner; I am not related to any proponent, owner or operator of the project neither as employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent or child; I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent or child; neither I nor my employer have provided consultancy services for the audited development that were subject to this audit except as otherwise declared to the Department prior to the audit; and I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from fair payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. <p>Note:</p> <ol style="list-style-type: none"> Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an Audit Report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an Audit Report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both). 	
Name of auditor	David Bone
Signature	
Qualification	<ul style="list-style-type: none"> Associate Diploma of Applied Science 1986 CENVP #137 Lead Auditor
Company	EMM Consulting Pty Limited
Company address	3/175 Scott Street Newcastle 2300

Executive Summary

This independent environmental audit was conducted in accordance with development consent SSD-8937 granted 20 February 2019. The objective of the audit was to assess compliance with SSD approval in relation to operation of the Project. The audit period was 20 September 2022 to 15 September 2025. This is the second operational audit for the project under the approval.

No modifications were approved during the audit period.

At the time of the audit, the facility was operating.

The findings of this audit are that the operation of the approved project is considered compliant with the SSD 8937 conditions. No non-compliances were identified.

The management programs in place were found to be adequate in scope and applied in practice by University of Newcastle (UoN) for the stage of the development audited.

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1 Introduction

1.1 Background

EMM Consulting (EMM) was engaged by University of Newcastle to undertake an independent audit of the operational compliance with the conditions of approval as required by the State Significant Development (SSD) approval SSD 8937. The period covered by the audit was operation of the project. The project was approved and commenced operation on 1 March 2021.

The auditor Mr David Bone of EMM Consulting (EMM) was approved on 28 August 2025. This audit is the second for operation of the project and commenced with an advice of an upcoming audit and request for scope advice sent to DPHI on 28 August 2025. No additional scope or correspondence was required by DPHI for the audit. Subsequent Requests For Information (RFI) were provided to the proponent on 15 September 2025 with information received on 29 September 2025. Following a review of the data provided this Report has been prepared.

The Project is a bioresources facility for the University of Newcastle.

1.2 Audit Team

The audit was conducted by EMM Consulting, approved lead auditor Mr David Bone. David has signed the independent audit declaration as seen above and was assisted by the administrative staff in the compilation of this Report.

1.3 Audit objectives

The key objective of the independent environmental audit (IEA) is to determine the project's compliance with SSD-8937 conditions relevant to the phase of the project underway at the time of the audit. The independent audit requirements are detailed in the following subsections.

The IEA determined compliance with the requirements of the Project's supporting documentation for operational aspects.

Finally, the IEA assesses the overall effectiveness of environmental management at the Project through the site-based component of the audit.

1.4 Audit scope

The audit assesses project compliance with conditions as set out by SSD-8937, targeting operation of the facility. The specific conditions of consent which will be assessed as part of this audit are the following:

- Schedule 2 Part A, Conditions A1 through A22;
- Schedule 2 Part B, Conditions B15 B32, B33;
- Schedule 2 Part C, Conditions C39-C43, C45-C47
- Schedule 2 Part D. Conditions D15, D17 and D19
- Schedule 2 Part E, Conditions E1, E3-E13.

The audit also included assessment of post approval and compliance documentation prepared to satisfy the conditions of consent including the implementation of the Operational Environmental Management Plans (and associated sub-plans).

The audit reviewed the environmental performance of the project via assessment of:

- Actual impacts compared to predicted impacts documented in the environmental impact assessment;
- The physical extent of the project in comparison with the approved boundary;
- Incidents, non-compliances and complaints that occurred or were made during the audit period;
- The performance of the project having regard to agency policies and any environmental focus areas identified through consultation carried out during the development of the audit scope; and
- Feedback received by the project team from the Department, other agencies, and stakeholders, including the community, on the environmental performance of the project during the audit period.

The consultation register is contained Appendix B.

During the audit period no NSW EPA penalty notices or enforceable undertakings had been raised on the publicly available register in relation to the site.

1.5 Audit Period

The IEA assessed the environmental performance and compliance status of the Facility from September 2022 to 15 September 2025.

2 Audit methodology

The IEA was undertaken in accordance with the requirements as set out by section 3 of *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment (DPIE), 2020) and follows ISO 19011 audit principals where relevant.

The audit scope was developed by the lead auditor, Mr. David Bone and included review of the project approval, implementation of management plans and all documentation relevant to the operation of the Project.

2.1 Selection and endorsement of audit team

This is an 'independent' audit, meaning that the auditor(s) must be endorsed by the Secretary of the Department of Planning Housing and Infrastructure (DPHI) prior to conducting the audit. As such, the audit teams qualifications, and a statement on their independence from the site were submitted to DPIE and approval.

Approval of the auditor Mr David Bone (Lead Auditor) for the program of works was received on 28 August 2025. The endorsement letter is contained in Appendix A. A notification of the audit was issued to DPHI Compliance on 28 August 2025 prior to the scheduled site inspection.

2.2 Independent Audit Scope development

The independent and endorsed audit team have developed the scope of this IEA in accordance with the NSW Independent Audit - Post approval requirements, the conditions of approval as approved by the NSW Minister for Planning and Environment have been listed in Appendix D and are used as the basis for this audit.

DPHI was contacted on 28 August 2025, and no additional items or consultation was required. A request to review the previous audit findings was made. These findings have been reviewed as part of the audit.

2.3 Compliance evaluation

The evaluation of compliance of the project was undertaken through several different means, including a desktop review of publicly available documentation, site interviews and a site visit. The site visit was undertaken to ensure that compliance with approved plans is being implemented on the ground and evidence is available to ensure ongoing compliance. Site interviews were used to assess that site personnel understand their role in relation to the compliance requirements for the project.

Additional information requested at the audit closeout meeting was supplied demonstrating compliance with approval requirements.

2.4 Site interviews

Information requests were sent prior to the site audit to ensure as much information as possible could be reviewed to gain a greater understanding of the key operational elements of the Project before arriving on site.

Interviews were held on site as part of the audit and included the following staff:

- Adrian Bernard – UoN Senior Technical Officer Building F
- Michale Pfeiffer – UoN Facility Manager
- Matthew Watson – APP Corporation

Discussion points raised were:

- Project overview;
- Previous Audits conducted;

- Regulatory advice and responses;
- Monitoring data;
- Complaints; and
- Incidents during the audit period.

2.5 Site inspections

On the 15 September 2025 a site inspection of the Project, was undertaken. The auditor was escorted at all times by UoN representatives. Those involved in the audit process (opening meeting, site interviews, Site inspection and closing meeting) are listed in Section 2.4.

Appendix C includes photographs that were taken during the site inspection.

2.6 Consultation

No external consultation was required or undertaken as part of the audit.

2.7 Compliance status descriptors

The audit has been undertaken in consideration of the following compliance status descriptors, in accordance with the requirements as set out by section 3 of *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment (DPIE), 2020):

- **Compliant** - the auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit;
- **Non-compliant** - the auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit; and
- **Not triggered** - a requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as they see fit in relation to any compliance requirement or any other aspect of the project.

3 Audit findings

3.1 Approvals and documents audited

The following documents were reviewed to assess compliance against relevant project approval conditions and the operational performance and effectiveness of environmental management measures implemented during the audit period:

- SSD-8937 Conditions of Approval
- Bushfire Monitoring Plan September 2019 (Version 2).
- Standard Operating Procedure (SOP) Operation of Belimed Autoclaves BRF-SOP-522
- Building F - Acoustics - Environmental Noise Emission Measurements (AECOM 3/3/23)
- SSD-8937-PA-14 Request to Cease Compliance Reporting 5/3/25
- DPHI Major projects portal
- Operational management procedure
- PC2 certified facility, as sighted - certificate No. 4767
- Inductions reviewed for staff working in the facility
- Callaghan Bushfire Risk Management Plan 2025
- Waste Standard Operating Procedure
- Landscape Plan
- Bioresources Facility Operational Compliance report(s)
- Bioresources Facility Noise Assessment
- UoN Callaghan Facility Grounds Maintenance Service Standard

3.2 Compliance performance

Of the 143 conditions a total of 35 were identified which compliance was required to be determined during the audit. These comprised of:

- SSD 8937 Conditions of Approval
- Of the 35 conditions triggered for this audit, all were identified to be compliant.
- No non-compliances or recommendations were raised.

Table 3.1 SSD 8937 Non-compliance and recommendations register – IEA

NCR or Recommendation Reference	Condition Number ID	Audit Finding	Recommendation
Nil			

3.3 Summary of agency notices, orders, penalty notices or prosecutions

During the audit period a no correspondence was identified or provided to the auditor in relation to notices, orders, penalties or prosecutions.

3.4 Previous audit findings and recommendations

This is the second operational independent environmental audit, previous findings and recommendations from audit #1 are provided in Table 3.2.

Table 3.2 Independent Environmental Operational Audit AQ1148.30-01 October 2022 (AQUAS 2022)

Finding No.	Condition No.	Audit Findings	Recommendations	Actions and Status
NC-01	Terms of Consent A2 The development may only be carried out: (a) in compliance with the conditions of this consent	A non-compliance is raised against condition A2 (a) based on the non-compliances raised against conditions A20, B31, C46, D18 and E5.	Addressing the non-compliances raised against these conditions will automatically address this non-compliance.	Actions taken during the audit period addressed these matters. CLOSED
NC-02	Monitoring and Environmental Audits A20 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 and independent environmental auditing.	A non-compliance is raised against condition A20 based on the non-compliance raised against condition E5.	Addressing the non-compliance raised against E5 will automatically address this non-compliance.	Actions taken during the audit period addressed these matters. CLOSED
NC-03	Compliance Reporting B31 Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	An Operational Compliance Report was not issued to the Department within 52 weeks of commencement of operation.	An Operational Compliance Report should be actioned without delay to address this condition.	Compliance reports completed up to March 2024, with DPHI approval to cease further reports This was actioned on 5/3/25. CLOSED

Finding No.	Condition No.	Audit Findings	Recommendations	Actions and Status
NC-04	Independent Environmental Audit C46 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 C44 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).	A non-compliance is raised against condition C46 as the operational audit exceeded the 52-week deadline from commencement of operation.	This non-compliance is addressed following the completion of this audit.	This non-compliance is addressed following completion of this audit. CLOSED
NC-05	Operational Noise Limits E5 The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within three months of full occupation of the building. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.	A non-compliance is raised against condition E5 as no short-term noise monitoring was undertaken within three-month period following occupation of the facility.	The University should arrange for a noise monitoring assessment to occur without delay to demonstrate compliance with condition E5.	Noise monitoring undertaken - AECOM report 3 March 2023, Results show development compliant. CLOSED

Finding No.	Condition No.	Audit Findings	Recommendations	Actions and Status
OFI-01	Operational Waste Management Plan D15 Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (c) 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).	There is an opportunity for improvement to refer to the relevant waste acts and regulations to demonstrate compliance for waste handling, storage, and disposal practices within the Waste Management Plan.	It is recommended to update the Waste Management Plan to include references to the relevant acts and regulations.	Waste SOP Bio Medical Research Building Waste Management Procedure BRF-PRO-005 reviewed and updated to include this requirement. CLOSED
OFI-02	Landscaping D17 Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) Include updated landscape plan including the modifications as per condition B4; (b) identify that all trees are established on site prior to occupation of the premises; (c) ensure landscaping of the site remains compliant with the principles of Appendix 5 of Planning for Bush Fire Protection 2006 (d) provide an ongoing weed control and maintenance program to maintain the existing and new vegetation; (e) describe the monitoring and maintenance measures to manage revegetation and landscaping works.	There is an opportunity for improvement for the University to append the landscaping plan to the Landscaping Operation Manual to ensure that the retention of established trees continue, and that the area is retained as designed.	It is recommended that the landscaping plan with identification of tree species be appended to the Landscape Operation Manual as a visual aid for maintaining the area and ensuring retention of the established trees.	Landscaping for Building F incorporated into UoN grounds maintenance drawings identifying tree species now included in standard. CLOSED

Finding No.	Condition No.	Audit Findings	Recommendations	Actions and Status
OFI-03	Asset Protection Zones D19 Prior to occupation of the building, the property around the building to a distance of 20 metres on the northern, western and southern elevations and 25 metres on the eastern elevation shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of <i>Planning for Bush Fire Protection</i> 2006 and the NSW Rural Fire Service's document <i>Standards for Asset Protection Zones</i> .	The Bushfire Asset Management Plan was developed in 2016 and does not include the location and associated risks with the facility. There is an opportunity for improvement to update the plan by adding Building F to the included maps and risk register.	It is recommended that the Bushfire Asset Management Plan be updated to include the facility as part of the maps and risk register within the plan, so the information remains current and relevant to the University's current status.	Building F included in revised management plan, Bushfire Risk Management Plan – University of Newcastle – Callaghan Campus- EcoLogical 12 December 2024. CLOSED

3.5 Management Plans and compliance documents

The Plans and operating procedures have been developed in accordance with the conditions of consent. Compliance documentation has been established and shows correct implementation in accordance with the EMP and sub plan requirements.

Environmental management documents are required for the project generally under CoA D1 to E14. The documents required for the project have been prepared and approved as required.

The implementation of the procedures was reviewed in detail during the site inspection,

Details on the documents reviewed in relation to these documents is contained in Appendix D.

The site inspection noted the following in relation to compliance with these plans:

- Signage clearly displayed at the entry to the site.
- Pedestrian and cyclist pathways were unobstructed.
- The site induction contains key requirements of the approved plans and CoA.
- Noise monitoring had been undertaken to determine compliance with operational requirements
- Waste tracking was reviewed in cumulative reports and materials tracking registers provided showing compliance with the requirements of the CoA and approved plans.
- Waste separation is occurring on site, and all wastes were appropriately stored.

3.6 Environmental performance

The project was considered to be in general compliance with all conditions that have been triggered at this stage of the project. The site was well organised, site personnel were aware of the environmental requirements under the approval.

3.7 Consultation outcomes

No consultation was required or undertaken for this audit.

3.8 Complaints

No complaints had been received for the audit period.

3.9 Incidents

No notifiable incidents have been recorded for the facility during the audit period.

3.10 Actual verses predicted environmental impacts

The project is being managed in accordance with environmental management plans that have been developed to mitigate environmental impacts. At this stage of the project is considered to be compliant with predicted impacts.

Noise levels at nearby sensitive receivers showed compliance with all noise management levels during operation.

3.11 Site interviews

All site personnel were aware of their environmental requirements for their roles on site. Personnel interviewed during the audit are detailed in Section 2.4.

3.12 Site Inspection

The site inspection of the facility included inspection of the facility operations including:

- Active facility areas
- Waste receival areas
- Dangerous good storage
- External areas
- Landscaping

3.13 Previous Annual Review or Compliance Report recommendations

This was the second operational audit for the project. The previous audit findings were all closed prior to the undertaking of this audit. See Section 3.4 and Table 3.2.

3.14 Key strengths

The facility managers are well organised and were aware of their environmental requirements on site. All records were well organised and readily available upon request.

4 Compliance Summary

4.1 Non-compliances

No non-compliances were identified for the audit period.

4.2 Recommendations

No recommendations were identified during the audit period.

5 Conclusion

The audit of the project undertaken on 15 September 2025 identified that the project has a high level of compliance with the conditions of approval and management plans approved under the conditions.

The site was well maintained and organised with the facility management team having a very good understanding of the requirements of the consent and a high level of understanding of the requirements of the approved plans which they implement to a high-quality level.

As a result of the good management no non-compliances or recommendations were identified during the audit.

Good communication between the project teams continues between the Facility and UoN campus management which ensures the operational needs of the campus are met and the conditions of operation are also met.

Appendix A

NSW Department of Planning and Environment
Secretary's Endorsement

A.1 Independent Auditor Endorsement

NSW Planning ref: SSD-8937-PA-15

Mathew Watson
Consultant Project Manager (vendor affiliate)
The University of Newcastle
Awabakal Country
6 University Drive
CALLAGHAN NSW 2308

28/08/2025

Sent via the Major Projects Portal only

Subject: NU - Bioresources Facility - Independent Audit - Audit Team Proposal

Dear Mr Mathew Watson

I refer to your request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the University of Newcastle Bioresources Facility, submitted as required by Schedule 2, Condition C43 of SSD-8937 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 21 August 2025.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C43 of the consent, as nominee of the Planning Secretary, I endorse the following independent audit team:

- David Bone – Lead Auditor
- Michelle Frankham – Assistant Auditor

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

Under the provisions of Schedule 2, Condition A18, you are directed to prepare, undertake, and finalise the Independent Audit in accordance with the conditions of consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

Please note, the Lead Auditor must attend the site inspection/s.

Should you wish to discuss the matter further, please contact Joel Fleming, (Senior Compliance Officer) on 02 6575 3416 or email compliance@planning.nsw.gov.au

Yours sincerely



Heidi Watters
Team Leader
Compliance

As nominee of the Planning Secretary

Appendix B

Consultation Register

B.1 Consultation Register

Table B.1 Agency and stakeholder consultation records

Agency/Stakeholder	Type of consultation	Comments
DPHI	Audit Scope definition	No additional scope items or consultation required

Appendix C

Photographs



Photograph C.1 **Building F external facade**



Photograph C.2 **Waste Storage Area**



Photograph C.3 **Designated parking areas**



Photograph C.4 **Autoclave vent stacks**



Photograph C.5 Landscaping near entry of building, unobstructed walkways

Appendix D

Independent Audit Compliance Table

SSD8937 - Newcastle University Building F Environmental Compliance Operational Audit - 15/9/2025

Req. No.	SSD 8937 Requirement	Triggered for Audit Period	Operational Audit 15/9/25	Previous Audit Findings / Recommendations	Operational Audit Findings 15/9/25	Previous Audit Compliance Rating	Operational Audit Compliance 15/9/25
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, and any rehabilitation required under this consent.	Triggered	Callaghan Bushfire Risk Management Plan 2025 Waste Standard Operating Procedure Landscape Plan Bioresources Facility Operational Compliance report(s) Bioresources Facility Noise Assessment UoN Callaghan Facility Grounds Maintenance Service Standard		Operational and wider facility management plans are in place and controls in these plans are implemented on site for preventing or minimising environmental impacts of the facility. No material harm was identified or reported during the audit.	Compliant	Compliant
	Terms of Consent						
A2	The development may only be carried out: (b) in compliance with the conditions of this consent; (c) in accordance with all written directions of the Planning Secretary; (d) generally in accordance with the EIS as amended by the Response to Submissions and Supplementary Response to Submissions; (e) in accordance with the management and mitigation measures; and (f) in accordance with the approved plans in the table.	Triggered		NC-01: A non-compliance is raised against condition A2 based on the non-compliances raised against conditions A20, B31, C46, D18 and E5. Recommendation: Addressing the non-compliances raised against these conditions will automatically address this non-compliance.	Previous NC-01 Closed by addressing other Non compliances from the previous audit.	Non- Compliant	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Triggered	SSD-8937-PA-14 Request to Cease Compliance Reporting 5/3/25		An approval was obtained to cease operational compliance reporting on 5/3/25. No other directions were report to the auditor.	Compliant	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Not Triggered	No inconsistency, ambiguity or conflict has been identified.			Not Triggered	Not Triggered
	Limits of Consent						
A5	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	Not Triggered	The facility is operational.		The Development Consent for the Bio Resources Facility was granted on 20 February 2019 as per Schedule 1, SSD-8937. The facility is now operational.	Not Triggered	Not Triggered

A6	This consent does not include approval of signage. Separate approval must be obtained for any signs which do not meet exempt development provisions.	Triggered	The facility is operational.		No signage is present on the building and surrounds apart from the approved building identification	Not Triggered	Compliant
Prescribed Conditions							
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Triggered	This audit examines all conditions		This audit examines all conditions. No Non-compliances were identified.	Compliant	Compliant
Planning Secretary as Moderator							
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Not Triggered	No disputes identified or reported		No disputes identified or reported	Not Triggered	Not Triggered
Long Service Levy							
A9	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Not Triggered	The facility is operational.		Long service levy payment relates to construction audits.	Compliant	Not Triggered
Legal Notices							
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	Triggered	SSD-8937-PA-14 NU - Bioresources Facility - Request to Cease Compliance Reporting		Request to cease operational compliance reporting served on the Planning Secretary via DPHI major project portal	Compliant	Compliant
Evidence of Consultation							
A11	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 to the Planning Secretary or Certifying Authority 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.	Triggered	Email response 11/9/25 DPHI Compliance		No consultation required during the audit period. No consultation required, request to review NCR's from previous audit requested. See detail in CoA below. No changes to plans required.	Compliant	Compliant
Staging, Combining and Updating Strategies, Plans or Programs							
A12	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).	Not Triggered	The facility is operational.		No plans or strategies staged or combined	Not Triggered	Not Triggered
A13	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Not Triggered	The facility is operational.		No plans or strategies staged or combined	Not Triggered	Not Triggered
A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Not Triggered	The facility is operational.		No plans or strategies staged or combined	Not Triggered	Not Triggered

	Structural Adequacy						
A15	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: (a) the relevant requirements of the BCA; (b) any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District. Notes: - Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Not Triggered	The facility is operational.		The development is now operational. No alterations or additions to the building during the audit period	Compliant	Not Triggered
	External Walls and Cladding						
A16	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	Not Triggered	The facility is operational.		Certification of external walls verified during construction audits.	Compliant	Not Triggered
	Bush Fire Protection						
A17	Water, electricity and gas are to comply with sections 4.1.3 of Planning for Bush Fire Protection 2006.	Not Triggered	The facility is operational.		Certification of external walls verified during construction audits.	Compliant	Not Triggered
	Applicability of Guidelines						
A18	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.	Triggered	The facility is operational.		Documents reviewed contained references to relevant standards and guidelines.	Compliant	Compliant
A19	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.	Not Triggered	The facility is operational.		No written requests or directions received from the Department.	Not Triggered	Not Triggered
	Monitoring and Environmental Audits						
A20	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 and independent environmental 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.	Triggered	Building F - Acoustics - Environmental Noise Emission Measurements (AECOM 3/3/23)	NC-02: A non-compliance is raised against condition A20 based on the non-compliance raised against condition E5. Recommendation: Addressing the non-compliance raised against E5 will automatically address this non-compliance.	Noise monitoring undertaken against CoA E3-E5 in March 2023. Monitoring undertaken in accordance with these requirements. The previous audit NC-02 has been closed by the undertaking of this monitoring.	Non- Compliant	Compliant
	Access to Information						

A21	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 environmental 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 keep such information up to date, to the satisfaction of the Planning Secretary.	Not Triggered	The facility is operational.		The building is operational at time of the audit. The UoN website is active and contains a page relevant to this facility.	Compliant	Compliant
	Compliance						
A22	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.	Triggered	Inductions reviewed for staff working in the facility		Inductions specific to the facility are undertaken by all staff and contractors.	Compliant	Compliant
	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.	Triggered	PC2 certified facility, as sighted - certificate No. 4767		The Bioresource building is a PC2 certified facility, as sighted - certificate No. 4767 for the period of 5 January 2021 to 5 January 2026 issued by the Department of Health – Office of the Gene Technology Regulator.	Compliant	Compliant
B	PRIOR TO COMMENCEMENT OF CONSTRUCTION						
	Notification of Commencement						
B1	The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction 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.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
	Certified Drawings						
B2	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 that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
	External Walls and Cladding						

B3	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
Design Modification - Landscape							
B4	Prior to the commencement of construction, the Applicant must revise the landscape plan to: (a) incorporate three additional trees within the northern and/or western setback, being locally indigenous canopy trees with a mature height of at least 12 metres and a minimum pot size at least 200L at installation; (b) incorporate two additional trees consistent in species, size and location as detailed in condition B4(a) above should tree numbers 31 and 32 be required to be removed as a consequence of the detailed design of the adjacent access path and first floor entry ramp (respectively); and (c) ensure compliance with Planning for Bushfire Protection 2006. The revised landscape plan must be submitted to the satisfaction of the Certifying Authority and submitted to the Planning Secretary for information.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
Protection of Public Infrastructure							
B5	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to (b) make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (c) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (d) submit a copy of the dilapidation report to the Certifying Authority and Council.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
Utilities and Services							
B6	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
B7	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.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
Community Communication Strategy							
B8	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Not Triggered	The facility is operational.		The building has been operational for more than 12 months at time of the audit	Compliant	Not Triggered

B9	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction; and operation of the development, including disputes regarding rectification or compensation.	Not Triggered	The facility is operational.		The building has been operational for more than 12 months at time of the audit	Compliant	Not Triggered
B10	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month before the commencement of any work.	Not Triggered	The facility is operational.		The building has been operational for more than 12 months at time of the audit	Compliant	Not Triggered
B11	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Not Triggered	The facility is operational.		The building has been operational for more than 12 months at time of the audit	Compliant	Not Triggered
	Ecologically Sustainable Development						
B12	Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
	Outdoor Lighting						
B13	Prior to commencement of building works, all outdoor lighting within the Subject site must comply with AS1158.3.1 :2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282- 1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
	Access for People with Disabilities						
B14	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 any work, 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.	Not Triggered	The facility is operational.		The building is operational at time of the audit	Compliant	Not Triggered
	Environmental Management Plan Requirements						

B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Triggered	Operational management procedures		Operational management plans have been approved for the development prior to this audit. Plans are implemented and contain the relevant requirements of this condition	Compliant	Compliant
Construction Environmental Management Plan							
B16	<p>Prior to the commencement of construction the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling</p> <p>(b) Construction Traffic and Pedestrian Management Sub-plan (see Condition B18);</p> <p>(c) Construction Noise and Vibration Management Sub-plan (see Condition B19);</p> <p>(d) Construction Waste Management Sub-plan (see Condition B20);</p> <p>(e) Construction Soil and Water Management Sub-plan (see Condition B21);</p> <p>(f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(g) 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.</p>	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered

B17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and submitted to the Planning Secretary.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
B18	The Construction Traffic and Pedestrian Management Sub-plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and 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: (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.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
B19	The Construction Noise and Vibration Management Sub-plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) incorporate recommendations of the Noise and Vibration Impact Assessment dated August 2018 and prepared by Muller Acoustic Consulting (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) outline how noise and vibration impacts would be monitored during construction (e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (f) include strategies that have been developed with the community for managing high noise generating works; and (g) describe the community consultation undertaken to develop the strategies; and (h) include a complaints management system that would be implemented for the duration of the construction.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
B20	The Construction Waste Management Sub-plan 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 facilities in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered

B21	<p>The Construction Soil and Water 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 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 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. 	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Unexpected Contamination Procedure							
B22	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B 16 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.</p>	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Construction Parking							
B23	<p>Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on- street parking or public parking facilities.</p>	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Roof Water to Tank							
B24	<p>Roof water from the proposed new work is to be directed to the proposed rainwater tank and be reticulated therefrom to toilet water cisterns, cold water washing machine taps and irrigation for landscaping, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch cisterns, laundry taps and irrigation to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be installed in accordance with Australian Standard AS3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of work.</p>	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Rainwater Tank Water Quality							
B25	<p>All downpipes discharging to the rainwater tank/s are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of a pipe blockage (e.g. capped relief access points at the lowest level stormwater drainage). Full details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of work.</p>	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Stormwater Management							

B26	Prior to the commencement of construction, the Applicant must design a 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) demonstrate the three pits which are located at the end of the stormwater drainage lines (two along the western property and one at the north eastern corner) before the discharge outlet location (KIP on existing road) are fitted with pit inserts (SPEL StormSack or similar); (d) be in accordance with applicable Australian Standards; and (e) be in accordance with the requirements of Section 7.06 'Stormwater' of the Newcastle Development Control Plan 2012.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
B27	Stormwater is to be conveyed to the existing property stormwater drains by way of a sealed pipe system. Prior to commencement of works, the existing drains are to be checked for adequacy and cleared of any obstructions.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Operational Noise - Design of Mechanical Plant and Equipment							
B28	Prior to the commencement of construction, the Applicant must incorporate the noise mitigation recommendations of the Noise and Vibration Assessment dated 6 August 2018 by Muller Acoustic Consulting, 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 Noise and Vibration Assessment.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Mechanical Ventilation							
B29	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and AS/NZS 3666.1 :2011 Air handling and water systems of buildings-Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered
Compliance Reporting							
B30	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Not Triggered	The building is operational at time of the audit		The building is operational at time of the audit	Compliant	Not Triggered

B31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Triggered	<p>Bioresearch Facility Operational Compliance Report - December 2022 (APP)</p> <p>Bioresearch Facility Operational Compliance Report 02 - April 2024 (APP)</p> <p>SSD-8937-PA-14 Request to Cease Compliance Reporting 5/3/25</p>	NC-03: An Operational Compliance Report was not issued to the Department within 52 weeks of commencement of operation. Recommendation: An Operational Compliance Report should be actioned without delay to address this condition.	<p>The facility commenced operation on 1 March 2021. December 2022 report covers year 1 of operation. Report 02 covers December 2022 to March 2024. A non-compliance NC-03 was raised in this report as a result of report 02 not being conducted within 52 weeks of the previous report. Section 2.4 of the April 2024 report notes that the next report is scheduled to be completed by March 2025.</p> <p>A request to cease compliance reporting was approved by DPHI on 5/3/25. No further reports are therefore required.</p>	Non- Compliant	Compliant
B32	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing when this has been done.	Triggered	<p>DPHI Major projects portal</p> <p>https://www.newcastle.edu.au/engage/development-projects</p>		The March 2024 report (and earlier reports) are publicly available on the Uni website at the following link: https://www.newcastle.edu.au/engage/development-projects	Compliant	Compliant
B33	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.	Triggered	SSD-8937-PA-14 Request to Cease Compliance Reporting 5/3/25	A reminder that ongoing annual compliance reporting is still in place.	The last operational report was provided to DPHI in April 2024. A request to cease reporting was submitted to DPHI on 13 February 2025 and approved on 5 March 2025. No further reports will be required.	Not Triggered	Compliant
	Reflectivity						
B34	The building materials used on the facades of the buildings must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground building works.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Ecological and Biodiversity Measures						
B35	Prior to the commencement of construction, relevant recommendations of the Ecological Assessment Report, Dated April 2018 and prepared by Anderson Environment and Planning are to be implemented, including contribution of funds to the University's bushland regeneration budget and installation of 15 nest boxes.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C	DURING CONSTRUCTION						
	Approved Plans to be On-site						
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Site Notice						

C2	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the Subject site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A 1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject site is not permitted.</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Operation of Plant and Equipment							
C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Demolition							
C4	<p>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 proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Construction Hours							
C5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C6	<p>Activities may be undertaken outside of the hours in condition C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Secretary or her nominee if appropriate justification is provided for the works.</p> <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Implementation of Management Plans							
C8	<p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p>	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered

C9	If directed by RMS, the Applicant must make changes to the Construction Traffic and Pedestrian Management subplan as accordance with RMS directions in order to maintain road safety and network efficiency.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Construction Traffic						
C10	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Road Occupancy Licence						
C11	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	SafeWork Requirements						
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Hoarding Requirements						
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	No Obstruction of Public Way						
C14	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Construction Noise Limits						
C15	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	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Subject site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the subject site.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
	Vibration Criteria						

C19	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).	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C20	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 C19.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C21	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 B16 of this consent.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Contamination							
C22	Following the relocation or demolition of any existing structures, infrastructure and in ground utilities, and excavation works, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following: (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and (d) The National Environment Protection (Assessment of Contamination) Measure.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C23	Any contaminated material identified as a result of the above investigations is to be removed in accordance with the guidelines in condition C22 and the unexpected contamination procedure required by condition B22.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C24	A site auditor accredited under the Contaminated Land Management Act 1997 is to be engaged to review the adequacy of the site investigations and actions taken to address contamination in accordance with condition C22 and condition B22.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Tree Protection							
C25	For the duration of the construction works: (a) all trees on the Subject site that are not approved for removal must be suitably protected during construction in accordance with AS 4970 2009: Protection of trees on development sites; and (b) 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.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Tree Removal							
C26	An experienced and qualified ecologist is to be on site to supervise tree felling and to manage any displaced fauna on site during tree felling of any tree with habitat features.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Dust Minimisation							
C27	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered

C28	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.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Erosion and Sediment Control							
C29	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.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Imported Soil							
C30	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Disposal of Seepage and Stormwater							
C31	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Unexpected Finds Protocol - Aboriginal Heritage							
C32	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/Sites. Works shall only recommence with the written approval of OEH.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Unexpected Finds Protocol - Historic Heritage							
C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the Office of Environment and Heritage.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Waste Storage and Processing							
C34	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C35	All waste generated during construction (including excavated material being removed from the site) must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered

C36	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
C37	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject site and are prevented from entering any natural of artificial watercourse.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Handling of Asbestos							
C38	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.	Not Triggered			The building is operational at time of the audit	Compliant	Not Triggered
Incident Notification, Reporting and Response							
C39	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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Triggered			No incidents have occurred during the audit period.	Not Triggered	Compliant
Non-Compliance Notification							
C40	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. 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 noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Triggered		The University is to note the notification requirements outlined under condition C40 when reporting any non-compliances raised during this audit.	No Non-compliances were recorded during the audit. A non-compliance was reported as part of compliance reporting as a result of the annual compliance report not being submitted in 2024, See CoA B31.	Compliant	Compliant
Revision of Strategies, Plans and Programs							
C41	Within three months of: (a) the submission of a compliance report under condition B30; (b) the submission of an incident report under condition C39; (c) the submission of an Independent Audit under condition C44; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Triggered			This audit report.	Compliant	Compliant

C42	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 Planning Secretary for information 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	Not Triggered	No modifications during the audit period		The building is operational at time of the audit	Not Triggered	Not Triggered
Independent Environmental Audit							
C43	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.	Triggered	Auditor approval SS D-8937-PA-15 28/8/25		Auditor approval gained 28/8/25	Compliant	Compliant
C44	No later than four weeks before the date notified for the commencement of construction an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Not Triggered	Audit scope definition request 28/8/25		No program required as this is the final audit	Compliant	Not Triggered
C45	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.	Triggered	Audit conducted as required		An NCR was recorded due to no report prepared for 2023. This was combined in the 2024/25 report. See B31	Compliant	Compliant
C46	Independent Audits of the development must be carried out in accordance with: (d) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and (e) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Triggered	Audit conducted as required	NC-04: A non-compliance is raised against condition C46 as the operational audit exceeded the 52- week deadline from commencement of operation. This non-compliance is addressed following completion of this audit.	Audit conducted in accordance with requirements	Non- Compliant	Compliant
C47	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 C44 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 when this has been done.	Triggered		The University is reminded to action the requirements of condition C47 upon receiving the final operational audit report to remain compliant.	Proponents response to be prepared and submitted in accordance with this requirement	Compliant	Compliant

C48	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.	Not Triggered		A reminder that an annual operational audit is required within 12 months' time.	No request for cessation of audits during this audit period. An approval to cease operational compliance reporting (B 31) was obtained in March 2025	Not Triggered	Not Triggered
D	PRIOR TO OCCUPATION OR COMMENCEMENT OF USE						
	Notification of Occupation						
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department 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.	Not Triggered	Covered in previous audit period		The building is operational at time of the audit	Compliant	Not Triggered
	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.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
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.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Protection of Public Infrastructure						
D4	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 or otherwise addressed by contributions required this consent.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Post-construction Dilapidation Report						
D5	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 the construction works. This report is: (a) to ascertain whether the construction works 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.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Utilities and Services						
D6	Before occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 50 of the Hunter Water Corporation Act 1991.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Mechanical Ventilation						

D7	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2:2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Fire Safety Certification						
D8	Prior to the occupation of the building, 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.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Structural Inspection Certificate						
D9	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. 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. (c) person/s authorised to, for the life of the development.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Rainwater Harvesting						
D10	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the issue of the final Occupation Certificate.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Water Quality Maintenance						
D11	A maintenance manual for all water quality devices and rainwater tank devices is to be prepared in accordance with Newcastle City Council's 'Stormwater and Water Efficiency for Development Technical Manual' (updated July 2017). The maintenance manual is to address maintenance issues concerning the water quality devices and rainwater tank devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the maintenance manual is to be completed prior to occupation of the Bioresources Facility Building.	Not Triggered	Covered in previous audit period		Covered in previous audit period		Not Triggered
	Warm Water Systems and Cooling Systems						
D12	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings- Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Outdoor Lighting						

D13	<p>The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <p>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p> <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.</p>	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
Signage							
D14	<p>'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.</p>	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
Operational Waste Management Plan							
D15	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during construction and operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the EIS.</p>	Triggered	Waste SOP Bioresearch Building Waste Management Procedure BRF-PRO-005	OFI-01: There is an opportunity for improvement to refer to the relevant waste regulations to demonstrate compliance for waste handling, storage and disposal practices within the Waste Management Plan.	Waste SOP updated to address this requirement	Compliant	Compliant
Site Audit Report and Site Audit Statement							
D16	<p>Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).</p>	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
Landscaping							
D17	<p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <p>(f) Include updated landscape plan including the modifications as per condition B4;</p> <p>(g) identify that all trees are established on site prior to occupation of the premises;</p> <p>(h) ensure landscaping of the site remains compliant with the principles of Appendix 5 of Planning for Bush Fire Protection 2006</p> <p>(i) provide an ongoing weed control and maintenance program to maintain the existing and new vegetations;</p> <p>(j) describe the monitoring and maintenance measures to manage revegetation and landscaping works.</p>	Triggered	Grounds Maintenance Services Standards	OFI-02: There is an opportunity for improvement for the University to append the landscaping plan/drawing to the Landscaping Operation Manual to ensure that the retention of established trees continue, and that the area is retained as designed. Recommendation: It is recommended that the landscaping plan with identification of tree species be appended to the Landscape Operation Manual as a visual aid for maintaining the area and ensuring retention of the established trees.	Landscaping for Building F incorporated into UoN grounds maintenance drawings identifying tree species now included in standard	Compliant	Compliant

	Evacuation and Emergency Management						
D18	Prior to occupation of the building, the existing evacuation and emergency plan for the University shall be updated to include the Bioresources Facility and be consistent with Development Planning- A guide to developing bush fire emergency management and evacuation plan December 2014.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Asset Protection Zones						
D19	Prior to occupation of the building, the property around the building to a distance of 20 metres on the northern, western and southern elevations and 25 metres on the eastern elevation shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for Asset Protection Zones.	Triggered	Bushfire Risk Management Plan – University of Newcastle – Callaghan Campus- Ecological 12 December 2024	OFI-03: The Bushfire Asset Management Plan was developed in 2016 and does not include the location and associated risks with the facility. There is an opportunity for improvement to update the plan by adding Building F to the included maps and risk register.	Building F included in revised management plan	Compliant	Compliant
	Evacuation and Emergency Management						
D20	Prior to occupation of the building, the existing evacuation and emergency plan for the University shall be updated to include the Bioresources Facility and be consistent with Development Planning- A guide to developing bush fire emergency management and evacuation plan December 2014.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
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.	Triggered	Bushfire Risk Management Plan – University of Newcastle – Callaghan Campus- Ecological 12 December 2024 Waste SOP Bioresearch Building Waste Management Procedure BRF-PRO-005 Bioresources Facility Operational Compliance Report - December 2022 (APP) Bioresources Facility Operational Compliance Report 02 - April 2024 (APP) Building F - Acoustics - Environmental Noise Emission Measurements (AECOM 3/3/23) •Standard Operating Procedure (SOP) Operation of Belimed Autoclaves BRF-SOP-522 Maximo document system		All equipment is managed and operated according to standard Operating procedures which are contained on the UoN Maximo system. Documents reviewed included examples of equipment maintenance, checks, calibrations and noise compliance monitoring. The site inspection noted checklists and operation records for all equipment inspected.	Compliant	Compliant
	Community Communication Strategy						
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following completion of construction.	Not Triggered	Covered in previous audit period		Covered in previous audit period	Compliant	Not Triggered
	Operational Noise Limits						
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment dated August 2018 by Muller Acoustic Consulting.	Triggered	Noise monitoring undertaken - AECOM report 3 March 2023		Results show development compliant	Compliant	Compliant
E4	Noise associated with the operation of any plant, machinery, or other equipment on the site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of any sensitive receiver.	Triggered	Noise monitoring undertaken - AECOM report 3 March 2023		Results show development compliant	Compliant	Compliant

E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within three months of full occupation of the building. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.	Triggered	Noise monitoring undertaken - AECOM report 3 March 2023	NC-06: A non-compliance is raised against condition E5 as no short-term noise monitoring was undertaken within three-month period following occupation of the facility. Recommendation: The University should arrange for a noise monitoring assessment without delay to demonstrate compliance with condition E5.	Results show development compliant	Non- Compliant	Compliant
	Unobstructed Driveways and Parking Areas						
E6	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.	Triggered	Site Inspection records		Driveways, parking areas and pedestrian walkways were unobstructed as evidenced during the site inspection – refer to photos. No materials or equipment stored in areas and waste has been segregated into the bins provided.	Compliant	Compliant
	Outdoor Lighting						
E7	Notwithstanding Condition D13, 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.	Triggered	Site Inspection records		Outdoor lighting observed is acceptable. The building is located upon University grounds with no impact noted to surroundings. No changes since previous audit	Compliant	Compliant
	Odour Management						
E8	The following odour management measures are to be adhered to for the duration of occupation of the development: (a) The autoclaving cycle is not to be conducted in the early mornings (prior to 9:00am) during the winter months (b) All wastes are to be covered and all waste management practices and protocols followed.	Triggered	SOP for Autoclaving updated		Autoclaving occurring aside from during winter mornings to minimise the potential for odour impacts. Several Standard Operating Procedures (SOPs) are implemented by all research staff including the operation of the autoclave and waste management. Waste was covered and contained as verified during site inspection. No evidence of odour was noted during site inspection.	Compliant	Compliant
	Hazards Management						

[illegible]

1. A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C40 or, having given such notification, subsequently forms the view that an incident has not occurred.	Not Triggered	No incidents of this nature recorded during the audit period		No incidents recorded	Not Triggered	Not Triggered
2. Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	Not Triggered	No incidents have occurred during construction or since commencement of operation.		No incidents recorded	Not Triggered	Not Triggered
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Not Triggered	No incidents have occurred during construction or since commencement of operation.		No incidents recorded	Not Triggered	Not Triggered
4. The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	Not Triggered	No incidents have occurred during construction or since commencement of operation.		No incidents recorded	Not Triggered	Not Triggered

Appendix E

Non-Compliance and Recommendations Register

E.1 SSD-8937 Non-Compliance and Opportunity Register

NCR or Recommendation Reference	Condition Number ID	Audit Finding	Recommendation
Nil			

Australia

SYDNEY

Level 10 201 Pacific Highway
St Leonards NSW 2065
T 02 9493 9500

NEWCASTLE

Level 3 175 Scott Street
Newcastle NSW 2300
T 02 4907 4800

BRISBANE

Level 1 87 Wickham Terrace
Spring Hill QLD 4000
T 07 3648 1200

CANBERRA

Suite 2.04 Level 2
15 London Circuit
Canberra City ACT 2601

ADELAIDE

Level 4 74 Pirie Street
Adelaide SA 5000
T 08 8232 2253

MELBOURNE

Suite 9.01 Level 9
454 Collins Street
Melbourne VIC 3000
T 03 9993 1900

PERTH

Suite 3.03
111 St Georges Terrace
Perth WA 6000
T 08 6430 4800

Canada

TORONTO

2345 Yonge Street Suite 300
Toronto ON M4P 2E5
T 647 467 1605

VANCOUVER

2015 Main Street
Vancouver BC V5T 3C2
T 604 999 8297

CALGARY

700 2nd Street SW Floor 19
Calgary AB T2P 2W2



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



emmconsulting.com.au