



University of Newcastle Q Building Independent Environmental Audit



Assessment of University of Newcastle Operational System Compliance against SSD-9510 Development Conditions

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This report has been prepared and reviewed in accordance with our IBOS system.

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Glossary of terms and abbreviations

AHU	Air Handling Unit
DPE	The Department of Planning and Environment
Facility	Q Building, Development of Stage 1A, University of Newcastle City Campus
SSD	State Significant Development
The APP Group	APP Corporation Pty Ltd
The Department	The Department of Planning and Environment
The University	University of Newcastle

1. Executive Summary

This Audit Report presents the outcomes of the assessment of environmental and operational controls established by the University of Newcastle (the University) against the requirements of State Significant Development conditions SSD-9510 for the development of Stage 1A, University of Newcastle City Campus, known as the Q Building. The audit was conducted by AQUAS on 24 November 2022, covering the relevant conditions of Schedule 2 Parts A, B, C, D and Appendix 1 and 2 of SSD-9510, with a focus on the pre and post-occupational conditions, Parts D and E. The project demonstrated general compliance in accordance with the conditions of consent with the following key strengths noted:

- Green Star 6 Star Rating (world leading) has been achieved for Q Building.
- A strong emphasis on public transport and active travel with an innovative bike storage facility capable of holding 40 bikes securely with 12 additional spaces available to the public outside.
- Extensive inspections and maintenance for water quality systems, warm water, and cooling systems.
- No environmental incidents have occurred at the facility to date.
- There were no complaints received since operation (focus of this audit).
- Restricted access to all areas strongly in place.
- Based on the site inspection, strong implementation of environmental controls was demonstrated:
 - The facility was kept clean and tidy in all areas, including the plant rooms, workshops and outside the building (driveways, public spaces, and walkways).
 - The Operational Waste Management Plan appeared to be implemented well with robust processes in place and no evidence of overfilling and a high proportion of recycling.
 - Landscaping is well established and compliments the public space around the building.
 - Plant and equipment were well maintained and clearly labelled.
 - Emergency evacuation plans were displayed in all areas.
 - Fire extinguishers accessible with maintenance tags up to date.
 - All chemicals stored appropriately.

Summary of Audit Findings

Based on the independent environmental audit carried out which comprised of review of documents and records, interviews with key personnel and a site inspection, there were a total of 56 Conditions of Consent assessed.

There were five (5) non-compliances identified by the auditor during this independent audit. A summary of the findings is as follows:

- **NC-01: CoC A2** (Terms of Consent). A non-compliance is raised against condition A2 based on the non-compliances raised against conditions A18, A19, B28, C47, E5 and E12.
- **NC-02: CoC A18** (Monitoring and Environmental Audits). Monitoring and environmental audit have not been completed in accordance with conditions C47 and E5.
- **NC-03: CoC A19** (Access to Information). Two Compliance Reports and the short-term noise monitoring report have not been made available on the website.
- **NC-04: CoC B38** (Compliance Reporting). A Pre-Operational Compliance Report was not completed and issued to the Department prior to commencement of operation. An Operation Compliance Report was not completed and issued to the Department within 52 weeks of commencement of operation.
- **NC-05: CoC C47** (Independent Environmental Audit). The initial operational independent environmental audit was not completed within 52 weeks of the commencement of operation, in accordance with Independent Audit Program and the Independent Audit Post-Approval Requirements (2018).

- **NC-06: CoC E3, E4 and E5** (Operational Noise Limits). No short-term noise monitoring and quantitative assessment of the operational noise impacts of the operation of the building has been completed.
- **NC-07: CoC E12** (Ecologically Sustainable Development). While initial submission to Green Building Society Australia was within 6 months after commencement of operation, on 3 September 2021, Green Star certification was obtained more than six months after commencement of operation.

The audit also identified five (5) opportunities for improvement (OFI).

- **OFI-01: CoC D8** (Green Travel Plan). Update the Green Travel Plan that covers the Q Building to append evidence of consultation with Council and Transport for NSW.
- **OFI-02: CoC D8** (Green Travel Plan). Update the Green Travel Plan that covers the Q Building to reflect the method of monitoring and review that the University is using.
- **OFI-03: CoC D8** (Green Travel Plan). Update the Green Travel Plan that covers the Q Building to include specific examples of additional management actions that could be taken in response to failure to meet mode share targets of the plan.
- **OFI-4: CoC D11** (Fire Safety Certification). Prominently display the updated Fire Safety Certificate dated 18 October 2021 in the building.
- **OFI-05: CoC D15** (Operational Waste Management Plan). Update the Operational Waste Management Plan that is being implemented for the Q Building to be consistent with the submitted Operational Waste Management Plan, and include the waste monitoring and auditing that the University is conducting.

These findings are further detailed in [Section 5.8.1](#) with a recommendation to address the non-compliances and opportunities to maintain full compliance with SSD-9510, as well as improve the environmental performance of the facility.

2. Introduction

2.1 Background

The development involves the construction and operation of a four-storey building (known as Building Q), to be used for academic and ancillary uses. The building has a maximum gross floor area (GFA) of 2,473 m² and maximum building height of Reduced Level (RL) 27.815 (25.36 m) (four storeys). Q Building is home to expanded Creative Industries facilities where students study communication, media, film and television, events production, sound and music, animation and fine art disciplines within next-generation studios and classrooms.

The building also houses the University’s Integrated Innovation Hub which fuels the success of innovators and entrepreneurs by connecting them to community, customers, coaching and capital.

The facility includes:

- Internal fit out works including workspaces and smaller enclosed studios, including staff meeting rooms, student common area, specialised suites, and offices
- Ground floor pedestrian access along the Honeysuckle Drive and Wright Lane frontages
- Specialised parking including drop off zones and accessible parking
- Storage for a total of 52 bicycle spaces is provided in and around the Bike Hub located to the south-east of the building
- Two building identification signs for Building Q
- Landscaping.

Each floor of the building would be characterised by the following uses:

- Ground floor: student learning spaces, flexible event spaces, lab/tech maker space, café, meeting rooms, building services and amenities, bike hub and waste and switch room.
- First floor: blackbox studio, meeting rooms, student workspaces, student breakout areas and social spaces and amenities.
- Second floor: creative studio suite, meeting rooms, academic and technical staff workspaces, meeting, and seminar rooms, break out areas and amenities.
- Third floor: innovation hub workplace, kitchen, meeting rooms, amenities.
- Fourth floor: plant/services and amenities.

The University engaged AQUAS to undertake this independent operational environmental audit, conducted on the 24 November 2022. The audit was conducted in compliance with SSD-9510 Condition C44 whereby *“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”* and in accordance with the *Independent Audit Post Approval Requirements (IAPAR 2018)*.

2.2 Project Details

Project Name	University of Newcastle Q Building, Stage 1A, University of Newcastle City Campus
Project Application Number	SSD-9510
Project Address	16 Honeysuckle Drive, Newcastle, NSW
Project Phase	Operational

Project Activity Summary	<p>The facility commenced operation 7 June 2021 and was in full use by employees, students, and other customers in February 2022. The facility was fully operational at the time of the audit with:</p> <ul style="list-style-type: none"> • Plant rooms in operation, containing air handling units • Maker space, 3D printing and workshops • Bicycle storage and end of trip facilities • Studios, student workspaces, meeting, and seminar rooms • Waste storage room and bins • Innovation hub workspace • Café, kitchen, and amenities.
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2.3 Audit Team

Details of AQUAS independent environmental auditor that was approved by DPE for this audit are as follows:

Name	Company	Position	Certification
Joel Dodd	AQUAS	Lead Environmental Auditor	Environmental Management Systems Auditor/Lead Auditor, RABQSA, 004087

Endorsement by the Department of Planning and Environment (DPE) of the Independent Environmental Auditor was granted on 5 October 2022, prior to the conduct of this audit, with the approval letter included as [Appendix B](#). The Independent Audit declaration form is also attached as [Appendix C](#).

2.4 Audit Objectives

The objective of this audit was to undertake an independent environmental audit in compliance with development conditions SSD-9510 and in accordance with the requirements of the Independent Audit Methodology and Independent Audit Report as per the *Independent Audit Post Approval Requirements (DPE, 2018)*.

2.5 Audit Scope

The following items were included within the scope of the audit in compliance with SSD-9510 the relevant conditions Parts A, B, C, D and Appendix 1 and 2 for the Q Building, with a focus on Part D Pre-Occupation conditions and Part E – Post-Occupation conditions:

- Review of implementation of operational management plans:
 - Green Travel Plan
 - Operational Waste Management Plan
 - Operational Landscape Management Plan
 - Mosquito Management Plan
 - Operational Flood Emergency Management Plan
- Review of maintenance records
- Review of the environmental performance of the facility
- Review of other relevant operational records
- Site inspection as conducted on 24 November 2022
- Interview of personnel, and
- Consultation with stakeholders.

2.6 Audit Period

This is the first independent operational environmental audit on the facility carried out by AQUAS, covering the review of operational documentation, records and site inspection following commencement of operation. This report is based on the result of sampling and supplied documentation/records, as well as the site activities verified during the audit on the 24 November 2022.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is attached as [Appendix B](#).

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Consent Requirements set out in the SSD-9510 Development Conditions. Refer to [Appendix D](#) of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held at 9:30am on 24 November 2022 at the Honeysuckle Drive, Newcastle campus, and using Zoom online meeting application, with the University of Newcastle representative, The APP Group representative, and the AQUAS lead auditor.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit
- Overview of the facility and its status
- Occurrence of any environmental incidents, complaints, and non-conformances
- Overview of the audit process in accordance with the conditions of consent.

3.3.2 Conduct of Audit

Audit activities included the following:

- Review of operational plans and documentation to verify compliance with the SSD-9510 conditions
- Conduct of a site walk led by the University Q Building representative to review implementation of mitigation measures and operational controls on 24 November 2022
- Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and any actions noted during the site inspection.

3.3.3 Closing Meeting

The closing meeting was held at 3:30pm on 24 November 2022 at the Honeysuckle Drive, Newcastle campus, and using Zoom online meeting application, with the University of Newcastle representatives, The APP Group representative, and the AQUAS lead auditor. General feedback and the audit findings were discussed during the closing meeting.

The AQUAS auditor acknowledged the cooperation, openness, and hospitality of the University team during the conduct of this audit and noted their strong operational and maintenance practices.

3.4 Interviewed Persons

Name and position of persons interviewed and consulted are as follows:

Name	Organisation	Position
Clare Nader	University of Newcastle	Precinct Facilities Manager Infrastructure and Facilities Services
Julie Meehan	University of Newcastle	Precinct Project Manager Infrastructure and Facilities Services
Mathew Watson	The APP Group	Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 10am on 24 November 2022, with representatives from The APP Group and AQUAS. No environmental issues were identified during the site inspection. Refer for further details of the inspection in [Section 5.4](#) of this report and site photos in [Appendix F](#).

3.6 Consultation

Consultation emails were sent in advance of the audit to relevant personnel at the Department of Planning and Environment to request feedback about the project and highlight any areas for review by AQUAS during the audit.

Contact	Agency	Comments	Audit Findings
compliance@planning.nsw.gov.au	Department of Planning and Environment	No comment was received from the Department prior to the audit. Following issue of Revision 0 of this audit report, the Department issued a request for additional information dated 16 January 2023.	Assessment of compliance with conditions A19, B38 and B39 has been included in this Revision 1 of this report.

Refer to [Appendix E](#) for copies of the consultation records.

3.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is

Status	Description
	undertaken, therefore an assessment of compliance is not relevant.

In addition to the above descriptors, there was an option to raise five Opportunities for Improvement (OFI) during this audit.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- BCA Completion Certificate BCAC-21063 Blackett, Maguire & Goldsmith, 28 May 2021
- BCA Completion Certificate BCAC-21075 Blackett, Maguire & Goldsmith, 7 June 2021
- BCA Completion Certificate BCAC-22013 Blackett, Maguire & Goldsmith, 15 February 2022
- Email UoN Honeysuckle Campus Stage 1A - SSD-9510 - Independent Audit overdue, Department of Planning and Environment, 25 August 2022
- SSD 9510 Approved Plans Pages 1-20
- SSD 9510 Approved Plans Pages 21-40
- University of Newcastle – Honeysuckle City Campus Development – Stage 1A – Complaints Register
- Road Opening Permit – 16B Honeysuckle Drive, Newcastle, WO 0158648, City of Newcastle, 9 September 2020
- Road Opening Permit – 16B Honeysuckle Drive, Newcastle, RA2020/00447, City of Newcastle, 31 August 2020
- Road Occupancy Permit – ROP/7846, City of Newcastle, 12 October 2020
- Email Fire Safety Certificate - University of Newcastle - 16 Honeysuckle Drive, Newcastle 2300, 28 May 2021
- Fire Safety Certificate, 16 Honeysuckle Drive, Newcastle 2300, 18 October 2021
- Email, RE: SSD 9510 - University of Newcastle, 16 Honeysuckle Dr, Fire Safety Certificate, 8 December 2022
- Letter, Re: State Significant Development Consent 9510 Condition D1 – Notification of occupation, 11 March 2021
- Email, UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-17), 11 March 2021
- Email, UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-20), 7 June 2021
- Certificate of Compliance – for plumbing and Drainage Work, Serial No. E200673
- Installation Certificate, Mechanical, The University of Newcastle City Campus –Stage 1A, Benmax, 11 May 2021
- Email, Re: OC Final Submission, Hansen Yuncken, 19 May 2021.
- Letter, Re: 16 Honeysuckle Drive, Newcastle-Structural Certification OC1, Northrop, 10 May 2021
- Installation Certificate, Electrical, Carter and Osborne Electrical, 22 April 2021
- Honeysuckle City Campus Development Q Building University of Newcastle Green Travel Plan, SECA solution, March 2021
- Email, FW: SSD 9510 - University of Newcastle Honeysuckle Green Travel Plan, 29 April 2021
- University of Newcastle Q Building Waste Management Plan Green Star, WSP, 21 April 2021
- Email, RE: SSD 9510 - University of Newcastle 16B Honeysuckle Drive, 6 May 2021

- Email, WSP ANZ-TRANSMIT-000010: Re: Operational Waste Management Plan, 23 April 2021
- Site Audit Report, University of Newcastle, Honeysuckle City Campus Development, Lot 1, Ramboll, 29 June 2020
- Email, 16B Honeysuckle Dr, Newcastle - RA 2020/00447 - Final Inspection, 11 March 2021
- HCCD Stage 1A - 210413 Dilapidation Report - Surrounding Roads and Footpaths, 13 April 2021
- Completion Certificate, 21-069-CompC1, Newcert, 23 March 2022
- Stamped Plans – RA2021-00509 – 16 Honeysuckle Drive
- Installation Certificate, Head Contractor’s Materials Compliance Declaration, 15 May 2021
- Installation Certificate, Landscape Works, Descas Landscapes, 12 April 2021
- Design statement, HCCD Stage 1A. Honeysuckle Drive, Newcastle, Tetras Landscape Architects, 13 May 2021
- University of Newcastle Q Building – Honeysuckle Landscape Management Plan
- Honeysuckle City Campus Development -Mosquito Management Plan, Eco Logical Australia, 11 May 2021
- Operational Flood Emergency Management Plan for 16B Honeysuckle Drive, Newcastle, Northrop, 6 April 2021
- Email, RE: HY-GCOR-003299: Draft FERP for Review, 13 May 2021
- Email, SSD 9510 - Hansen Yuncken - Stormwater WAE Drawing, 29 April 2021
- Installation Certificate, Signage, Allpride Signs and Marketing, 12 May 2021
- Green Star 6 Certificate, Honeysuckle City Campus Stage A1, 12 January 2022
- Green Star 6 Record of Achievement, Honeysuckle City Campus Stage A1, 12 January 2022
- Email, SSD 9510 - University of Newcastle, 16 Honeysuckle Dr, Structural Certificate, 6 December 2022
- Email, UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-23), 6 December 2022
- Letter, Re:Honeysuckle City Campus Development -Stage 1A, Certificate of Design, Architectural Design, Eje Architecture, 24 August 2020.
- Email, UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-24), 6 December 2022
- Honeysuckle City Campus Development Stage 1A - Installation Certificate – Acoustic, AECOM, 4 May 2021
- Email, RE: HCCD Building 1A - Acoustics - Greenstar Testing and Certification, 31 August 2021
- Certification Assessment Report For Fire Safety Measures Installed at Newcastle University Building – Q, Wormald, 22nd December 2021.
- Fire Safety Statement, 16B Honeysuckle Drive, Newcastle, 23/11/2022
- Waste Management Plan for the delivery of Waste Management Services to The University of Newcastle, Spotless, 22 January 2020.
- Spreadsheet, Building Q Maximo Work Orders May 22 to Dec 22.
- Spreadsheet, Building Q Maximo Work Orders GROUNDS May 22 to Dec 22.
- Email, UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-25), 12 December 2022
- University of Newcastle HCCD S1A (Q Building) Building User Training (SOCl & Innovation Hub), 10 May 2021
- RE: SSD 9510 - University of Newcastle, 16 Honeysuckle Dr, Annual Fire Safety Statement, 15 December 2022

5. Audit Findings

This audit was completed to assess the implementation of operational plans and environmental controls established by the University against the Development Consent SSD-9510. The audit confirmed that The University have generally implemented its operational mitigation measures in accordance with SSD-9510 conditions. Audit findings are detailed under [Section 5.8](#) of this report.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	46
Non-Compliant	5
Not Triggered	5
Total Conditions	56

5.1 Assessment of Compliance

The audit determined that the University has generally complied with the Conditions of Consent. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	No. of Conditions Assessed	Findings	
Part A – Administrative Controls	9	Compliant	3
		Non-Compliant	3
		Not Triggered	3
Part B – Prior to commencement of Construction	2	Compliant	1
		Non-Compliant	1
		Not Triggered	0
Part C – During Construction	1	Compliant	0
		Non-Compliant	1
		Not Triggered	0
Part D – Prior to Occupation or Commencement of Use	28	Compliant	28
		Non-Compliant	0
		Not Triggered	0
Part E – Post Occupation	13	Compliant	10
		Non-Compliant	2
		Not Triggered	1
Appendix 1 – Advisory Notes	2	Compliant	2
		Non-Compliant	0
		Not Triggered	0
Appendix 2 – Incident Notification and Reporting Requirements	1	Compliant	0
		Non-Compliant	0
		Not Triggered	1

5.2 Notices, Incidents and Complaints

Complaints

No complaints have been received since the facility commenced operation. The University has in place a Complaints Management Policy and Complaints Management Procedure which are available on their website.

Incidents

No environmental incidents have occurred since operation. Staff can report incidents or hazards online using 'AIMS' as well as a paper-based system, with incidents categorised as follows:

- **Level 1 incidents:** incidents of a minor nature such as:
 - Injuries requiring only First Aid Treatment
 - Injuries which require minor Medical Treatment but which are not Lost Time Injuries
 - Identified hazards which do not present a serious risk of injury; and
 - Minor property damage.
- **Level 2 incidents:** Incidents that result in a Lost Time Injury but do not involve a Serious Illness or Injury or a Dangerous Occurrence.
- **Level 3 incidents:** Incidents that are Notifiable Incidents (must be reported to SafeWork NSW).

Non-Compliances/Non-Conformances

No non-compliances/non-conformances were raised by the University since commencement of operation. The Department of Planning and Environment (DPE) reminded the University that the initial operational independent environmental audit for the development (this audit) was overdue, by email dated 25 August 2022. See [Section 5.8](#) for details of this non-compliance.

5.3 Previous Audit Findings

The previous audit undertaken of the facility was on 8 December 2020. The findings at the time of this audit were as follows:

Condition	Non-compliance	Recommendation	Response/Actions	Status
A2a	Non-compliances were identified during the audit as noted in this table. It is noted that the non-compliances identified were considered administrative in nature.	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	As below	Closed
A19a(iv), A19a(ix)	The University website does not include the previous Independent Environmental Audit (Ramboll, 2020) and response to recommendations.	Upload the previous Independent Environmental Audit (Ramboll, 2020) to the University website and provide notification to the Department and the Certifying Authority in writing when this has been done. Once submitted to the Department, this Independent Environmental	The previous Independent Environmental Audit is to be uploaded onto the University website. Action by 20th January 2021.	Closed

Condition	Non-compliance	Recommendation	Response/Actions	Status
		Audit should also be uploaded to the University website.		
A19a(viii)	The complaints register summary for the project was not available on the University website.	Upload a summary of the complaints register to the University website and ensure this is updated on a monthly basis, or provide justification to the Department and seek approval to remove this requirement.	The current Complaints Register is to be uploaded onto the University website. Action by 20th January 2021.	Closed
B4	The certifying authority accepted the external walls and cladding documentation on 19 October 2020. The documentation was not provided to the Planning Secretary until 10 November 2020 (i.e. 22 days later).	Ensure documentation is submitted within the timeframes required under the development consent.	Noted	Closed
B15g, B15h	It was identified in the previous Independent Audit (Ramboll, 2020) that the mitigation measures described for high noise generation works in Section 3.1 of the CNVMSP have not been prepared in consultation with the community. The CNVMSP has not been updated in the audit period to address this non-compliance.	As recommended in the previous Independent Audit, the CNVMSP should be updated to include a description of any community consultation undertaken to develop mitigation strategies for high noise generating works once completed, or provide justification on why consultation with the community has not been undertaken.	The Contractor to update CNVMSP to resolve non-compliance. Action by 20th January 2021.	Closed
B17f(ii)	The CSWMSP does not include details of any water licensing requirements.	The CSWMSP should address any water licensing requirements, including if these are not required for the Project.	The Contractor to update CSWMSP to resolve non-compliance. Action by 20th January 2021.	Closed
B20	The unexpected finds protocol for contamination does not include notification of unexpected finds to the Planning Secretary prior to removal of the material from site. There is no evidence to confirm for each	Update the unexpected finds protocol in the CEMP for contamination to include notification to the Planning Secretary for any unexpected contamination finds including details of the disposal location and testing results	The Contractor to update CEMP to resolve non-compliance. Action by 20th January 2021. Notice to DPE to be provided once CEMP is revised.	Closed

Condition	Non-compliance	Recommendation	Response/Actions	Status
	contaminated find instance that details of the contaminated material encounter, disposal location and testing results were not provided to the Planning Secretary prior to its removal from site.	prior to removing any materials from site.		
C14b	Graffiti was observed on a site sign during the site visit (refer to photo in Appendix 4).	Seek to have the graffitied sign replaced as soon as possible. Ensure any future graffiti is removed within 48 hours.	The Contractor to replace sign or remove graffiti. Action by 11th December 2020.	Closed
C25c, C25d	There was some dirt/gravel that had been tracked onto the foot path and public road (Wright Lane) observed during the site inspection.	Vehicles should be inspected prior to leaving site and cleaned if required to ensure dirt is not tracked onto the public road and foot path. Regular inspection of the public roads and footpaths should be undertaken to ensure they are kept clean. Cleaning of the roads and footpath should be undertaken if required.	The Contractor to check/clean vehicles prior to leaving site. Contractor to sweep roads on a weekly basis and as required. Action by 11th December 2020.	Closed
C42c	The CEMP and sub-plans were not revised within the three-month period following submission of the previous Independent Audit.	The CEMP and sub-plans should be reviewed within three months following submission of this audit and written notification provided to the Planning Secretary that this review is being undertaken.	The Contractor to review the CEMP and sub-plans with notice provided to DPIE confirming this has been completed. Action by 9th March 2021.	Closed

All the previous findings have been closed out through a combination of:

- Interview of The App Group representatives and the University representatives;
- Review of documentation including the uploaded complaints register on the University website;
- Review of email submissions of the CEMP and sub-plans to DPE in response to the findings; and
- Construction having been completed.

5.4 Audit Site Inspection

A site walk was conducted on the 24 November 2022 with a representative of The APP Group where the AQUAS auditor reviewed the effectiveness of environmental mitigation measures in accordance with the conditions. The site walk included three of four storeys (ground floor, level 1, and level 2) of the facility.

The following observations during the site walk were noted:

- The facility is generally well run, quiet and tidy.
- Waste management was excellent with ample available type of waste receptacle for different waste streams, including paper and commingled recycling, with no bins being overly filled.
- Only small amounts of hazardous substances are stored appropriately on site. No inappropriate storage of chemicals was noted.
- Landscaping is established in accordance with the design drawings.
- Signage including bicycle wayfinding signs were installed as per design drawings.
- The fire safety certificate was prominently displayed, and fire safety signage and evacuation plan were installed.
- Outdoor lighting is directed away from surrounding buildings.
- Fifty-two bicycle spaces have been provided, including twelve in the public domain.
- Flood warning notices are installed at the ground level outside of the building.
- Key access security system linked to key inductions are an effective control for high-risk plant and equipment.
- Plant and equipment are maintained with all test tags checked up to date.
- Driveways, parking and loading areas were unobstructed.

Site photos are provided in [Appendix F](#).

5.5 Suitability of Plans and the EMS

Based on the evidence provided, the operational management plans and system have been implemented well, demonstrated through the monitoring and maintenance activities, no environmental incidents to date, and no complaints received since operation commenced.

It was noted in the case of the Green Travel Plan, and the Operational Waste Management Plan, that while the University is monitoring and reviewing performance in compliance with the relevant conditions, the monitoring was across the entire university, by campus, rather than the individual Q Building, and that the method of monitoring, while adequate and compliant, was not exactly as written in the submitted plans. See [Section 5.8](#) and [Appendix D](#) for further detail and opportunities for improvement identified by this audit.

An induction process is in place for staff, students, innovation hub users and contractors, depending on the areas required to be accessed. This is managed by the Infrastructure Facilities and Services department and is demonstrated by the restricted access to the facility areas and supported by the induction records presented.

5.6 Actual and Predicted Impacts

Due to the risk of legionella, the maintenance of the warm water systems and cooling systems were investigated. The operation of facility includes both regular inspections and maintenance being undertaken.

The implementation of the Operational Waste Management Plan was also a focus during the audit. The site inspection was therefore conducted to review implementation of the plan and found that waste is very well managed on site, with a high standard of recycling.

The Operational Flood Emergency Management Plan was also found to be fully implemented with flood warning signage and evacuation plans in place.

For more details refer to [Appendix D – Checklist](#). A summary of the inspection is documented in the report under [Section 5.4](#) and [Appendix F – Photos](#).

5.7 Key Strengths

The project demonstrated general compliance in accordance with the conditions of consent SSD-9510 with the following key strengths noted:

- Green Star 6 Star Rating (world leading) has been achieved for Q Building.
- A strong emphasis on public transport and active travel with an innovative bike storage facility capable of holding 40 bikes securely with 12 additional spaces available to the public outside.
- Extensive inspections and maintenance for water quality systems, warm water and cooling systems.
- No environmental incidents have occurred at the facility to date.
- There were no complaints received since operation (focus of this audit).
- Restricted access to all areas strongly in place.
- Based on the site inspection, strong implementation of environmental controls was demonstrated:
 - The facility was kept clean and tidy in all areas, including the plant rooms, workshops and outside the building (driveways, public spaces, and walkways).
 - The Operational Waste Management Plan appeared to be implemented well with robust processes in place and no evidence of overflowing and a high proportion of recycling.
 - Landscaping is well established and compliments the public space around the building.
 - Plant and equipment were well maintained and clearly labelled.
 - Emergency evacuation plans were displayed in all areas.
 - Fire extinguishers accessible with maintenance tags up to date.
 - All chemicals stored appropriately.

5.8 Audit Findings and Recommendations

Seven (7) non-compliances were identified by the auditor during this independent audit. The audit also identified five (5) opportunities for improvement (OFI) which are detailed within the table below under [Section 5.8.1](#).

It is recommended to address these non-compliances and opportunities to maintain full compliance with SSD-9510 conditions and improve the environmental performance of the facility. Refer to the checklist included as [Appendix C](#) for the full details of findings.

5.8.1 Audit Findings and Recommendations

Finding No.	Finding Type	Condition of Consent & Requirement	Audit Finding Details	Recommendation
NC-01	Non-Compliance	<p>Terms of Consent A2</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent</p>	A non-compliance is raised against condition A2 (a) based on the non-compliances raised against conditions A18, C47, E5 and E12.	Addressing the non-compliances raised against these conditions will automatically address this non-compliance.
NC-02	Non-Compliance	<p>Monitoring and Environmental Audits A18</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p>	Monitoring and environmental audit have not been completed in accordance with conditions C47 and E5.	Addressing the non-compliances raised against conditions C47 and E5 and notifying DPE of the non-compliances (by submission of this audit report) will automatically address this non-compliance.
NC-03	Non-Compliance	<p>Access to Information A19</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs</p>	Two Compliance Reports and the short-term noise monitoring report have not been made available on the website.	Upload the Compliance Reports and short-term noise monitoring report to the website as soon as they are available.
NC-04	Non-Compliance	<p>Compliance Reporting B28</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	<p>A Pre-Operational Compliance Report was not completed and issued to the Department prior to commencement of operation.</p> <p>An Operation Compliance Report was not completed and issued to the Department within 52 weeks of commencement of operation.</p>	A Pre-Operational Compliance Report, and an Operational Compliance Report should be actioned without delay to address this condition.

Finding No.	Finding Type	Condition of Consent & Requirement	Audit Finding Details	Recommendation
NC-05	Non-Compliance	<p>Independent Environmental Audit C47</p> <p>Independent Audits of the development must be carried out in accordance with:</p> <ul style="list-style-type: none"> (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). 	<p>The initial operational independent environmental audit was not completed within 52 weeks of the commencement of operation, in accordance with Independent Audit Program and the Independent Audit Post-Approval Requirements (2018)</p>	<p>This non-compliance is addressed following the completion of this audit.</p>
NC-06	Non-Compliance	<p>Operational Noise Limits E5</p> <p>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</p>	<p>No short-term noise monitoring and quantitative assessment of the operational noise impacts of the operation of the building has been completed.</p>	<p>Conduct the short-term noise monitoring and quantitative assessment of operational noise as soon as possible at an appropriate time, to confirm compliance with operational noise limits, and submit the monitoring report to DPE.</p>
NC-07	Non-Compliance	<p>Ecologically Sustainable Development</p> <p>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.</p>	<p>While initial submission to Green Building Society Australia was within 6 months after commencement of operation, on 3 September 2021, Green Star certification was obtained more than six months after commencement of operation.</p>	<p>Not applicable.</p>
OFI-01	Opportunity for Improvement	<p>Green Travel Plan D8</p> <p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:</p>	<p>Update the Green Travel Plan that covers the Q Building to append evidence of consultation with Council and Transport for NSW.</p>	<p>It is recommended that the Green Travel Plan that covers the Q Building be updated to append evidence of consultation with Council and Transport for NSW.</p>

Finding No.	Finding Type	Condition of Consent & Requirement	Audit Finding Details	Recommendation
		(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW		
OFI-02	Opportunity for Improvement	<p>Green Travel Plan D8</p> <p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>	Update the Green Travel Plan that covers the Q Building to reflect the method of monitoring and review that the University is using.	It is recommended that the Green Travel Plan that covers the Q Building be updated to reflect the method of monitoring and review that the University is using.
OFI-03	Opportunity for Improvement	<p>Green Travel Plan D8</p> <p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:</p> <p>(g) include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary).</p>	Update the Green Travel Plan that covers the Q Building to include specific examples of additional management actions that could be taken in response to failure to meet mode share targets of the plan.	It is recommended that the Green Travel Plan that covers the Q Building be updated to include specific examples of additional management actions that could be taken in response to failure to meet mode share targets of the plan.
OFI-04	Opportunity for Improvement	<p>Fire Safety Certification</p> <p>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.</p>	Prominently display the updated Fire Safety Certificate dated 18 October 2021 in the building.	It is recommended that the updated Fire Safety Certificate dated 18 October 2021 be displayed in the building.
OFI-05	Opportunity for Improvement	<p>Operational Waste Management Plan D15</p> <p>Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p>	Update the Operational Waste Management Plan that is being implemented for the Q Building to be consistent with the submitted Operational Waste Management Plan, and include the waste	It is recommended that the Operational Waste Management Plan that is being implemented for the Q Building be updated to be consistent with the submitted Operational Waste Management

Finding No.	Finding Type	Condition of Consent & Requirement	Audit Finding Details	Recommendation
			monitoring and auditing that the University is conducting.	Plan, and to include the waste monitoring and auditing that the University is conducting.

Appendix A. Audit Agenda



AUDIT AGENDA

Independent Environmental Audit																					
Project Name:	Development of Stage 1A, University of Newcastle City Campus																				
Proponent	University of Newcastle																				
Date of audit:	24 November 2022																				
Location of audit:	University Of Newcastle, 16 Honeysuckle Drive, Newcastle 2300																				
Auditors (AQUAS):	Joel Dodd (Lead Auditor)																				
Site contact:	Mathew Watson, Senior Project Manager, M: 0408 927 612 Julie Meehan, Precinct Project Manager, M: 0438 192 876																				
Audit criteria:	Conditions of Consent SSD-9510 and in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment, 2018)																				
Audit scope:	SSD Prior to and from commencement of operation																				
Time	Agenda Item																				
9:30 – 10:00am	Opening Meeting: Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required.																				
10:00 – 11:00 am	Site walk Undertake site induction. Sight current site activities and provide focus for the review of environmental aspects, impacts, controls, and relevant records.																				
11:00 – 11:15am	Coffee / morning tea break																				
11:15am – 12:30pm	Review of SSD-9510 relevant Parts A, C and Appendix 1 and 2 Conditions <table border="0" style="width: 100%;"> <tr> <td>✓ Part A – Administrative Conditions (those relevant)</td> <td>✓ Appendix 1: Licences and Permits</td> </tr> <tr> <td>✓ Part C – Independent Audit Program</td> <td>✓ Appendix 2: Incident Notification and Reporting Requirements</td> </tr> </table> Review of SSD-9510 Conditions Part D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE <table border="0" style="width: 100%;"> <tr> <td>✓ Notification of Occupation (D1)</td> <td>✓ Post-construction Dilapidation Report (D5)</td> </tr> <tr> <td>✓ External Walls and Cladding (D2, D3)</td> <td>✓ Utilities and Services (D6)</td> </tr> <tr> <td>✓ Protection of Public Infrastructure (D4)</td> <td>✓ Mechanical Ventilation (D7)</td> </tr> </table>	✓ Part A – Administrative Conditions (those relevant)	✓ Appendix 1: Licences and Permits	✓ Part C – Independent Audit Program	✓ Appendix 2: Incident Notification and Reporting Requirements	✓ Notification of Occupation (D1)	✓ Post-construction Dilapidation Report (D5)	✓ External Walls and Cladding (D2, D3)	✓ Utilities and Services (D6)	✓ Protection of Public Infrastructure (D4)	✓ Mechanical Ventilation (D7)										
✓ Part A – Administrative Conditions (those relevant)	✓ Appendix 1: Licences and Permits																				
✓ Part C – Independent Audit Program	✓ Appendix 2: Incident Notification and Reporting Requirements																				
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✓ External Walls and Cladding (D2, D3)	✓ Utilities and Services (D6)																				
✓ Protection of Public Infrastructure (D4)	✓ Mechanical Ventilation (D7)																				
12.30 – 1:00pm	Lunch Break																				
1:00pm – 3:00pm	Continued Review of SSD-9510 Conditions Part D <table border="0" style="width: 100%;"> <tr> <td>✓ Notice of Occupation (D1)</td> <td>✓ Operational Waste Management Plan (D15)</td> </tr> <tr> <td>✓ External walls and cladding (D2)</td> <td>✓ Site Audit Report and Site Audit Statement (D16)</td> </tr> <tr> <td>✓ Protection of Public Infrastructure (D4)</td> <td>✓ Evacuation and Emergency Management (D18)</td> </tr> <tr> <td>✓ Dilapidation Report (D6)</td> <td>✓ Mosquito Management (D23)</td> </tr> <tr> <td>✓ Green Travel Plan (D8)</td> <td>✓ Operational Flood Management (D24)</td> </tr> <tr> <td>✓ Utilities and Services (D9)</td> <td>✓ Stormwater Drainage (27)</td> </tr> <tr> <td>✓ Mechanical Ventilation (D10)</td> <td>✓ Signage</td> </tr> <tr> <td>✓ Fire Safety Certification (D11)</td> <td></td> </tr> <tr> <td>✓ Structural Inspection Certificate (D12)</td> <td></td> </tr> </table> Review of SSD-9510 Conditions Part E – POST OCCUPATION (includes relevant Part D conditions) <table border="0" style="width: 100%;"> <tr> <td>✓ Temporary Structures and Elements (E1)</td> <td>✓ Hazards Management (E9, E10)</td> </tr> </table>	✓ Notice of Occupation (D1)	✓ Operational Waste Management Plan (D15)	✓ External walls and cladding (D2)	✓ Site Audit Report and Site Audit Statement (D16)	✓ Protection of Public Infrastructure (D4)	✓ Evacuation and Emergency Management (D18)	✓ Dilapidation Report (D6)	✓ Mosquito Management (D23)	✓ Green Travel Plan (D8)	✓ Operational Flood Management (D24)	✓ Utilities and Services (D9)	✓ Stormwater Drainage (27)	✓ Mechanical Ventilation (D10)	✓ Signage	✓ Fire Safety Certification (D11)		✓ Structural Inspection Certificate (D12)		✓ Temporary Structures and Elements (E1)	✓ Hazards Management (E9, E10)
✓ Notice of Occupation (D1)	✓ Operational Waste Management Plan (D15)																				
✓ External walls and cladding (D2)	✓ Site Audit Report and Site Audit Statement (D16)																				
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✓ Mechanical Ventilation (D10)	✓ Signage																				
✓ Fire Safety Certification (D11)																					
✓ Structural Inspection Certificate (D12)																					
✓ Temporary Structures and Elements (E1)	✓ Hazards Management (E9, E10)																				

	<ul style="list-style-type: none"> ✓ Operation of Plant and Equipment (E2) ✓ Operational Noise Limits (E3, E4, E5) ✓ Unobstructed Driveways and Parking Areas (E6) ✓ Outdoor Lighting (D14, E7) ✓ Hazards Management (E8) 	<ul style="list-style-type: none"> ✓ Fire Safety Certificate (D8, E11) ✓ Landscaping (D20, E10) ✓ Flooding and Stormwater (E11) ✓ Ecologically Sustainable Development (E12) ✓ Warm Water Systems and Cooling Systems (D13, E13)
3:00pm – 3:30pm	Break – Audit findings collation	
3:30pm – 4:00pm	Closing meeting (online via Teams): Outcome of audit and presentation of findings. Deliverables as noted below.	

Audit Deliverables		Responsibility
Draft Report Submission	15 days following the last day of audit	AQUAS
Response to draft report	7 days following receipt of draft audit report from AQUAS	UoN
Final Report Submission	1 week after receipt of comments from UoN	AQUAS
Response to findings and submission of final audit report	Final report and response to audit findings must be submitted to the Department and Certifying Authority. The independent audit report and the response to findings must be made publicly available within 60 days of submission to the Department and notify the Department and the Certifying Authority in writing when this has been done (C48).	UoN
Note: Non-Compliances	UoN is to follow the process to notify the Department within 7 days regarding any non-compliances raised during the audit. Refer to C41 of the SSD conditions for details.	UoN

Limitations:

The audit and site inspection will be conducted based on the evidence provided at the time of the audit. Following the audit, additional evidence provided may not be accepted.

The audit will cover the pre-commencement and operational requirements only and will therefore be limited to auditing the applicable conditions in accordance with SSD-9510 Schedule 2 (Parts A to E and Appendix 1).

The audit will cover a sampling of records relevant to the scope. AQUAS auditors will apply their professional judgment based on the information made available during the audit.

AQUAS will conduct the audit in accordance with the Independent Auditing Post Approval Requirements (IAPAR 2018) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise Observations, including any Opportunities for Improvement in addition to the compliance status.

Request for Documentation as per SSD conditions:	Other documentation (can be provided prior or presented during the audit)
➤ Independent Audit Program (C45)	➤ Operational Compliance Reports (if applicable)
➤ Plans listed in Condition A2	➤ Incident/non-compliance/near miss/complaints register
➤ Any written directions of the Planning Secretary (A3) (if applicable)	➤ Complaints <u>received, if any</u>
➤ Any disputes (A8) (if applicable)	➤ Record of environmental <u>incidents, if any</u>
➤ Any Legal Notices (A9) (if applicable)	➤ Updates to relevant guidelines (A17)
➤ Licences, permits and approvals (AN1)	➤ Monitoring reports, <u>databases</u> and equipment certifications

➤ Fire Safety Certificate (D11, AN14)	➤ List of damage and repairs to public infrastructure, property
➤ Notification of Occupation (D1)	➤ Evidence of compliance related to warm water systems and cooling systems (D13, E13)
➤ Documented evidence regarding External Walls and Cladding provided to the Certifier (D2) and Planning Secretary (D3)	➤ Evidence of date of installation of landscaping (D20)
➤ Post-construction Dilapidation Report (D6)	➤ Plant and Equipment maintenance records
➤ Green Travel Plan (D8)	➤ Warm water and cooling systems maintenance records
➤ Water and Sewerage Compliance Certificate (D9)	➤ Dangerous Goods Register
➤ Evidence regarding Mechanical Ventilation provided to the Certifier (D10)	➤ Landscaping maintenance records
➤ Structural Inspection Certificate (D12)	➤ Training and induction materials and records
➤ Evidence regarding Outdoor Lighting provided to the Certifier (D14)	
➤ Site Audit Report and Site Audit Statement (D16)	
➤ Operational Waste Management Plan (D15)	
➤ Evidence regarding On-Street Servicing Bay provided to the Certifier (D17)	
➤ Evidence submitted to certifier related to bicycle parking and end-of-trip facilities. (D18)	
➤ Operational Landscape Management Plan (D21)	
➤ Mosquito Management Plan (D23)	
➤ Evidence of submission of stormwater drainage design "work as executed" plans to Certifier and Council (D27)	
➤ Operational Flood Emergency Management Plan (D24)	
➤ Evidence/records of relocation of temporary single storey extension. (E1)	
➤ Short-term noise monitoring report (E5)	
➤ Green Star Accreditation	

Appendix B. Auditors Approval

Department of Planning and Environment



Mathew Watson
Project Manager
The APP Group

By email only: mathew.watson@app.com.au

05/10/2022

Dear Mr Watson

UON Honeysuckle Campus Stage 1A (SSD-9510) 2022 independent audit team endorsement request

Reference is made to your post approval matter, SSD-9510-PA-22, request for the Planning Secretary's approval of suitably qualified persons to prepare the 2022 Independent Operational Audit for the UON Honeysuckle Campus Stage 1A project, as required by Schedule 2, Part C, Condition C44 of SSD9510 (the consent).

The Department of Planning and Environment (the department) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified, experienced, and independent. In accordance with Schedule 2, Part C, Condition C44 of the consent and the department's *Independent Audit Post Approval Requirements* (2018), the Planning Secretary has agreed to the following audit team:

- Mr Joel Dodd.
- Ms Anita Rylah.
- Ms Ana Maria Munoz.

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

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

Please note that the audit period must be from the date of notification of the University of Newcastle's commencement of occupation, 14 May 2021 to the date of the site inspection component of the 2022 Independent Audit.

Should you wish to discuss the matter further, please contact Joel Curran, Acting Team Leader on 02 4904 2702 or compliance@planning.nsw.gov.au

Yours sincerely



Joel Curran



Department of Planning and Environment



Acting Team Leader
Compliance

As nominee of the Planning Secretary

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form


Project Name:	Stage 1A, University of Newcastle City Campus (Q Building)
Consent Number:	SSD-9510
Description of Project:	Development of Stage 1A, University of Newcastle City Campus, including <ul style="list-style-type: none"> • construction and fit-out of a four-storey building and temporary single storey extension for tertiary education (university) use • landscaping and public domain works
Project Address:	16 Honeysuckle Drive, Newcastle
Proponent:	University of Newcastle
Title of Audit:	Independent Environmental Audit
Date:	15 December 2022

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

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

Notes:

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

Name of the Auditor:	Joel Dodd
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 14, 145 Eagle Street, Brisbane City, Queensland 4000

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.	PART A - ADMINISTRATIVE CONDITIONS					
1.1.	A	A1	<p>Obligation to Minimise Harm to the Environment</p> <p>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.</p>	<p>There have been no incidents during this audit period. There have been no complaints during this audit period. During the site inspection the facility was found to be well run, quiet, tidy, with waste and hazardous substance storage being very well managed. The auditor found no issues of concern, nor any risk of material harm to the environment.</p>		Compliant
1.2.	A	A2 (a)	<p>Terms of Consent</p> <p>The development may only be carried out: in compliance with the conditions of this consent;</p>	<p>Non-compliances were identified during the audit as noted in this checklist. It is noted that the non-compliances identified were considered administrative in nature.</p>	<p>NC-01 - A non-compliance is raised against condition A2 (a) based on the non-compliances raised against conditions A18, A19, B28, C47, E5 and E12</p> <p>Recommendation: Addressing the non-compliances raised against these conditions will automatically address this non-compliance.</p>	Non-compliant
1.3.	A	A2 (b)	<p>in accordance with all written directions of the Planning Secretary;</p>	<p>The Department of Planning and Environment (DPE) reminded the University that the initial operational independent environmental audit for the development was overdue, by email dated 25 August 2022. Otherwise, no written directions have been issued by the Planning Secretary.</p>		Compliant
1.4.	A	A2 (c)	<p>generally in accordance with the EIS as amended by the RtS and RFIR; and</p>	<p>There have been no amendments. The facility has been designed, built, and operated generally in accordance with the EIS.</p>		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.5.	A	A2 (d)	<p>in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):</p> <ul style="list-style-type: none"> - Architectural Drawings prepared by EJE Architecture - Landscape Drawings prepared by Terras Landscape Architects - Civil and Stormwater Management Plans prepared by Aurecon 	Site inspection included observation of the landscaping which is in accordance with the landscape drawings, and signage, which is in accordance with drawings.		Compliant
1.6.	A	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.	No inconsistency, ambiguity or conflict has been identified.		Not Triggered
1.7.	A	A8	<p>Planning Secretary as Moderator</p> <p>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.</p>	There have been no disputes or matters requiring resolution.		Not Triggered
1.8.	A	A9	<p>Legal Notices</p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p>	The Notification of Occupation dated 11 March 2021 was addressed to Mr Joel Curran, Planning and Assessments, Department of Planning, Industry and Environment. No other legal notices have been issued to the consent authority to date.		Compliant
1.9.	A	A17	<p>Applicability of Guidelines</p> <p>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,</p>	No directions have been issued by the Planning Secretary, other than enquiring about the overdue operational independent environmental audit, did not stipulate any updated or revised version of a guideline, protocol, Standard or policy, or replacement of them.		Not Triggered

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			protocol, Standard or policy, or a replacement of them.			
1.10.	A	A18	<p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p>	<p>Non-compliance were identified during the audit with regard to monitoring and environmental auditing including monitoring required by plans that are conditions of the approval. Specifically:</p> <ul style="list-style-type: none"> The initial operational independent environmental audit was not completed within 52 weeks of the commencement of operation, in accordance with Independent Audit Program and the Independent Audit Post-Approval Requirements (2018) The monitoring and review requirements of the Green Travel Plan have not been implemented The monitoring and review requirements of the Operational Waste Management Plan have not been implemented No short term noise monitoring and quantitative assessment of the operational noise impacts of the building has been completed In addition, the University have not notified DPE of the above non-compliances in accordance with Condition C41. 	<p>NC-02 – Monitoring and environmental audit have not been completed in accordance with conditions C47 and E5.</p> <p>Recommendation: Addressing the non-compliances raised against conditions C47 and E5, and notifying DPE of the non-compliances (by submission of this audit report) will automatically address this non-compliance.</p>	Non-compliant
1.11.	A	A19 (a) (i)	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: make the following information and documents (as they are obtained or approved) publicly available on its website: the documents referred to in condition A2 of this consent;</p>	All documents referred to in condition A2 have been uploaded to the website.		Compliant
1.12.	A	A19 (a) (ii)	all current statutory approvals for the development;	All statutory approvals have been uploaded to the website.		Compliant
1.13.	A	A19 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	All strategies, plans and programs are uploaded to the website.		Compliant

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1.14.	A	A19 (a) (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;	No plans or programs approved under the conditions of the consent contain reporting requirements.		Compliant
1.15.	A	A19 (a) (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;	Condition B28 and B29 of the consent require Compliance Reports are completed and made publicly available 60 days after submitting them to the Department. As noted below with regard to condition B28 and B29, no Pre-Operational or Operation Compliance Report has been conducted or uploaded. No short term noise monitoring has been completed in accordance with Condition E5 and no monitoring report has been submitted to the Planning Secretary or uploaded to the website.	NC-03 Two Compliance Reports and the short-term noise monitoring report have not been made available on the website. Recommendation: Upload the Compliance Reports and short-term noise monitoring report to the website as soon as they are available.	Non-compliant
1.16.	A	A19 (a) (vi)	a summary of the current stage and progress of the development;	Three articles regarding the stage and progress of the development were viewed on the University's website.		Compliant
1.17.	A	A19 (a) (vii)	contact details to enquire about the development or to make a complaint;	There was previously an online complaints form in place to make complaints during the construction phase. Complaints during the operational phase can be made through the general enquiries processes for the university.		Compliant
1.18.	A	A19 (a) (viii)	a complaints register, updated monthly,	The complaints register is uploaded to the website.		Compliant
1.19.	A	A19 (a) (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;	All Independent Environmental Audit Reports are uploaded to the website.		Compliant
1.20.	A	A19 (a) (x)	any other matter required by the Planning Secretary; and	Nil instructed by the Department or the Planning Secretary.		Compliant
1.21.	A	A19 (b)	keep such information up to date, to the satisfaction of the Planning Secretary	All documents are uploaded as they become available and none of the required documents have conditions that require updates of those documents.		Compliant
1.22.	A	A20	Compliance	There are different levels of induction for use and management of the facility. All inductions and permits		Compliant

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			<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>to work for high risk activities are managed through a web based portal run a by an external software provider, Beakon. All company employees must conduct a minimum site induction plus relevant specific inductions depending on the type of work. Contractor's induction – white card and university induction, includes general contractor's induction and specific inductions for different functions. Service key induction. Permit to work process and notice of disruption requirements.</p> <p>Students have swipe cards for out of hours. Student induction. The maker space has a specific induction and a high-risk induction for the heavy tools.</p> <p>Viewed Mathew Watson's induction records and due dates.</p> <p>Card access is the hard control on site, linked to different inductions.</p> <p>The development is now in the Post-Occupancy phase, as such it is noted that the bulk of employees undertake academic teaching and learning activities, as such the general University induction process is deemed suitable to meet this condition.</p> <p>Key representatives who have a direct relevance to the post-occupation conditions of the Development have been made aware of compliance with the consent.</p> <p>Sighted University of Newcastle HCCD S1A (Q Building) Building User Training (SOCl & Innovation Hub), 10 May 2021, which includes a copy of the SSD9510 and specific obligations related to the roles inducted.</p>		
1.23.	B	B28	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	<p>The Compliance Reporting Post Approval Requirements (Department 2018) states that reporting required for the duration of operation to be at intervals, no greater than 52 weeks from the date of commencement of operation. No Compliance Report has been completed since the previous during construction December 2020. While pre-occupation compliance was checked through the process of receipt of Occupation Certificates from the Certifier, there has not been a Pre-Operational</p>	<p>NC-04: A Pre-Operational Compliance Report was not completed and issued to the Department prior to commencement of operation. An Operation Compliance Report was not completed and issued to the Department</p>	<p>Non-compliant</p>

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				Compliance Report produced in accordance with the Compliance Monitoring and Reporting Program. As the commencement of operation was 7 June 2021, the Operation Compliance Report is also overdue.	within 52 weeks of commencement of operation. Recommendation: A Pre-Operational Compliance Report, and an Operational Compliance Report should be actioned without delay to address this condition.	
1.24.	B	B29	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.	Previous Compliance Reports were uploaded to the website, however it is noted that an operational phase Compliance Report has not been produced to date, in compliance with condition B28.		Compliant
1.25.	C	C47	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).	This audit fulfils the first operational independent environmental audit for the development. The Department of Planning and Environment (DPE) reminded the University that the initial operational independent environmental audit for the development was overdue, by email dated 25 August 2022. DPE have taken the notified Occupancy Date of 14 May 2021 as the start of operation, however the auditor considers 7 June 2021 to be the start of operation. Table 1 of the Independent Audit Post-Approval Requirements (2018) requires an initial operational IEA within 52 weeks of the commencement of operation, thus this audit is overdue.	NC-05 – The initial operational independent environmental audit was not completed within 52 weeks of the commencement of operation, in accordance with Independent Audit Program and the Independent Audit Post-Approval Requirements (2018)	Non-compliant
1.26.	AN	AN1	General 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.	Sighted the following permits for the Project: <ul style="list-style-type: none"> Road Opening Permit – 16B Honeysuckle Drive, Newcastle, WO 0158648, City of Newcastle, 9 September 2020 Road Opening Permit – 16B Honeysuckle Drive, Newcastle, RA2020/00447, City of Newcastle, 31 August 2020 Road Occupancy Permit – ROP/7846, City of Newcastle, 12 October 2020 		Compliant

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				No register of permits and approvals is kept, however that is not a requirement. No other permits and licences are required or relevant to this development.		
1.27.	AN	AN14	Annual Fire Safety Statement The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Sighted Certification Assessment Report For Fire Safety Measures Installed at NEWCASTLE UNIVERSITY Building – Q, Wormald, 22nd December 2021. It does not have the Annual Fire Safety Statement attached. However, an annual Fire Safety Statement for 2022 was sighted. The Fire Safety Statement for 2022 was submitted to Council following the audit Inspection date on 15 December 2022.		Compliant
2. PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE						
2.1.	D	D1	Notification of Occupation 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.	Sighted Notice of Occupation dated 11 March 2021, and response from department in writing. The Notice stated that the date of occupation would be 14 May 2021, but, occupation for the purposes of employee transition and commissioning occurred in June 2021 and full function of the building with access to public and students was in February 2022. This is corroborated by the dates of three consecutive BCA Completion Certificates issued by the Certifier Blackett, Maguire & Goldsmith: BCAC-21063, 28 May 2023, is for part, "External landscaping works only and to the exclusion of all remaining works associated with the four (4) storey education development for academic and ancillary uses associated with the School of Creative Industries (SOI) and Innovation Hub" BCAC-21075, 7 June 2021, is for part, "Remaining building works and use for the purpose of staff transition and commissioning purposes only to the exclusion of external building signage and on-street servicing bay works(D17)" BCAC-22013, 15 February 2022, is for the whole development. Note: For the purposes of conditions that refer to Occupation, this Auditor considers 7 June 2021 as the		Compliant

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				commencement of occupation and commencement of operation with the exception of condition E5 "full occupation" (which requires noise assessment of the full use of the building).		
2.2.	D	D2	External Walls and Cladding Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Acceptance of external wall schedule is listed in BCA Completion Certificate as item 32 and 103, 7 June 2021.		Compliant
2.3.	D	D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Sighted acknowledgment of receipt email UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-20) regarding the submission of the Acceptance of External Wall Schedule to DPE.		Compliant
2.4.	D	D4(a)	Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must: repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Sighted Email confirmation from council, 16B Honeysuckle Dr, Newcastle - RA 2020/00447 - Final Inspection, dated 11 March 2021. No repairs were required.		Compliant
2.5.	D	D4 (b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	No relocation of infrastructure was required.		Compliant
2.6.	D	D5	Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications.	No restoration of road and footway areas was required.		Compliant

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2.7.	D	D6	Post-construction Dilapidation Report Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Sighted HCCD Stage 1A - 210413 Dilapidation Report - Surrounding Roads and Footpaths, 13 April 2021. 21 April 2021		Compliant
2.8.	D	D6 (a)	to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	No structural damage by construction was identified.		Compliant
2.9.	D	D6 (b)	to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	The dilapidation report is listed as Item 14 on the BCA Completion Certificate.		Compliant
2.10.	D	D6 (b) (i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	The dilapidation report is listed as Item 14 on the BCA Completion Certificate.		Compliant
2.11.	D	D6 (b) (ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	The dilapidation report is listed as Item 14 on the BCA Completion Certificate. Sighted Council email acknowledgement of receipt of the dilapidation report dated 21 April 2021. No further comment was received from Council.		Compliant
2.12.	D	D6 (c)	to be forwarded to Council.	Sighted Council email acknowledgement of receipt of the dilapidation report dated 21 April 2021.		Compliant
2.13.	D	D7	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	No repairs were required.		Compliant
2.14.	D	D8	Green Travel Plan Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:	Sighted Honeysuckle City Campus Development Q Building University of Newcastle Green Travel Plan, SECA solution, March 2021 The Green Travel Plan is item 65 on the BCA Completion Certificate, 20 May 2021. Sighted Email submission to council, FW: SSD 9510 - University of Newcastle Honeysuckle Green Travel Plan, 29 April 2021		Compliant

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2.15.	D	D8 (a)	be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;	<p>“The report has been prepared by traffic engineers Tyler Neve and Sean Morgan, in conjunction with Cathy Thomas, who has undertaken courses in Sustainable Travel Plan Development (UTS Sydney), PWZTMP, road safety auditor.”</p> <p>The Plan does not include evidence of consultation with TFNSW or Council. This audit cannot verify the means of consultation with TFNSW and Council.</p>	OFI-01 – Update the Green Travel Plan that covers the Q Building to append evidence of consultation with Council and Transport for NSW.	Compliant
2.16.	D	D8 (b)	be based on the <i>Honeysuckle City Campus Development University of Newcastle Green Travel Plan</i> prepared by SECA solution and dated May 2019	1.2 Scope of Report “This document has been based on the Honeysuckle City Campus Development University of Newcastle Green Travel Plan 2019”		Compliant
2.17.	D	D8 (c)	include objectives and modes share targets to define the direction and purpose of the GTP;	Chapter 2 Priority actions and Measures of success Chapter 7 Mode split prediction, can be interpreted as a target.		Compliant
2.18.	D	D8 (d)	include specific tools and actions to help achieve the objectives and mode share targets;	Chapter 8. 8.1 to 8.8 Actions and tools		Compliant
2.19.	D	D8 (e)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;	Chapter 8. 8.1 3. “Maintain the role of Transport Coordinator to oversee the ongoing implementation and management of this Green Travel Plan” The University has appointed a Transport Administrator who fulfils the role of “Transport Coordinator” in this plan.		Compliant
2.20.	D	D8 (f)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and	<p>Chapter 8 8.9 Monitoring and review states “The plan is to be reviewed within one year of operation and then annual review. The review is to include analysis of a survey of all participants of Q building on their travel behaviours”.</p> <p>The plan was updated in 2021, however this was not due to a one-year review. For the purposes of this plan the beginning of operation is considered to be the start of student classes at the facility, February 2022, as the monitoring of student transport modes would require the presence of students using the building. Therefore the review of the Green Travel Plan is not due till February 2023.</p>	OFI-02 – Update the Green Travel Plan that covers the Q Building to reflect the method of monitoring and review that the University is using.	Compliant

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				<p>The University conducts student satisfaction surveys to identify attitudes towards different modes of transport. The University also monitors usage of the bicycle parking, university carpark and the inter-campus shuttle. The University website has extensive information for students about all types of transport available to students. Parking is limited around the Q building to further encourage public transport and active travel. The student surveys and measurement of modes of travel are usually done for all the university, not a particular building.</p> <p>While the plan as written is compliant with the condition, and the University have adequately demonstrated that it is monitoring and reviewing the effectiveness of implementation of their green travel plan for the whole University, the specific method of measurement in the Green Travel Plan has not been followed.</p>		
2.21.	D	D8 (g)	include tools, actions and processes to address the scenario where the mode share targets are not achieved, including the approach to providing additional management and mitigation measures and infrastructure (where deemed necessary).	<p>Chapter 8 8.9 last paragraph states that actions should be taken if mode share targets are not achieved but does not provide specific examples of additional actions that could be taken. University monitoring shows that the car park is underutilised while the shuttle bus and bicycle storage facility are well utilised. Student satisfaction survey results from 2021 and 2022 show that the importance of parking availability to students is high but decreasing. The University have taken the positive results to mean that no additional actions need to be taken.</p>	OFI-03 – Update the Green Travel Plan that covers the Q Building to include specific examples of additional management actions that could be taken in response to failure to meet mode share targets of the plan.	Compliant
2.22.	D	D9	<p>Utilities and Services</p> <p>Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 50 of the <i>Hunter Water Corporation Act 1991</i>.</p>	Sighted Certificate of Compliance – for plumbing and Drainage Work, Serial No. E200673		Compliant

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2.23.	D	D10	Mechanical Ventilation Prior to commencement of operation and following completion, installation and testing of all mechanical ventilation systems, the Applicant must submit evidence to the Certifier demonstrating the installation and performance of the mechanical systems complies with:	Sighted Installation Certificate, Mechanical, The University of Newcastle City Campus –Stage 1A, Benmax, 11 May 2021, submitted 19 May.		Compliant
2.24.	D	D10 (a)	the BCA	The certificate lists the relevant BCA clauses that the development is in accordance with.		Compliant
2.25.	D	D10 (b)	AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes;	The certificate states that the development complies with AS 1668.2-2012.		Compliant
2.26.	D	D10 (c)	the development consent and any relevant modifications; and	The certificate lists the SSD conditions checked that the development is in compliance with.		Compliant
2.27.	D	D10	any dispensation granted by the NSW Fire Brigade.	Not applicable		Compliant
2.28.	D	D11	Fire Safety Certification 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.	The Fire Safety Certificate dated 19/5/2021 was submitted to the authority on 28/5/2021. That was after the notified occupation date of 14/5/2021, however occupation occurred in June 2021. That Fire Safety Certificate was observed prominently displayed in the building during the site inspection, however it has not been replaced by a subsequent Fire Safety Certificate obtained dated 18 October 2021 with various updates noted. See also item 1.13 above. Following the site inspection date of this audit, both Fire Safety Certificates were issued to Council on 8 December 2022.	OFI-04 – Prominently display the updated Fire Safety Certificate dated 18 October 2021 in the building.	Compliant
2.29.	D	D12	Structural Inspection Certificate Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific	Sighted Letter, Re: 16 Honeysuckle Drive, Newcastle-Structural Certification OC1, Northrop, 10 May 2021 It is listed as item 61 on the BCA Completion Certificate received 28 May 2021. Following inspection date of this audit, the Structural Inspection Certificate was submitted to Council and DPE. Sighted Email, SSD 9510 - University of Newcastle, 16 Honeysuckle Dr, Structural Certificate, 6 December 2022; and		Compliant

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			electronic format) must be submitted to the approval authority and the Council after:	Email, UON Honeysuckle Campus Stage 1A - Post Approval Document Received - (SSD-9510-PA-23), 6 December 2022		
2.30.	D	D12 (a)	the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	The certificate notes that there had been periodic inspections.		Compliant
2.31.	D	D12 (b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	The certificate lists the drawings checked.		Compliant
2.32.	D	D13	Warm Water Systems and Cooling Systems The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (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.	Sighted Installation Certificate, Mechanical, The University of Newcastle City Campus –Stage 1A, Benmax, 11 May 2021. Note that AS/NZS 3666.2:2011 Air handling and water systems of building not referenced in certificate sighted but does specifically certify compliance with Condition D13		Compliant
2.33.	D	D14	Outdoor Lighting Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	Sighted Installation Certificate, Electrical, Carter and Osborne Electrical, 22 April 2021 BCA Completion cert item 8 (12 May2021).		Compliant
2.34.	D	D14 (a)	complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	The certificate states that the development complies with AS 4282-2019.		Compliant
2.35.	D	D14 (b)	has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	The site inspection found that the lighting was directed correctly. There have been no complaints regarding light intrusion.		Compliant

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2.36.	D	D15	<p>Operational Waste Management Plan</p> <p>Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p>	<p>Sighted University of Newcastle Q Building Waste Management Plan Green Star, WSP, 21 April 2021 Email, RE: SSD 9510 - University of Newcastle 16B Honeysuckle Drive, 6 May 2021.</p> <p>Section 6.2 Operational Waste Performance Measurement Procedures, states that "A baseline value is to be established within the first three months of operation via a waste audit conducted by an accredited auditor. While the University produced tables of waste monitoring for the University divided by campus for the first three months of operation, the following is noted:</p> <ul style="list-style-type: none"> The data cannot be divided to show only Q Building usage. No evidence of a waste audit by an accredited auditor has been provided. <p>It is noted that condition D15 does not stipulate that a waste audit should be conducted for Q Building. It is also noted that the University's waste contractor, is implementing the Waste Management Plan for the delivery of Waste Management Services to The University of Newcastle, Spotless, 22 January 2020, and it refers to conducting monthly audits.</p>	<p>OFI-05 – Update the Operational Waste Management Plan that is being implemented for the Q Building to be consistent with the submitted Operational Waste Management Plan, and include the waste monitoring and auditing that the University is conducting.</p>	Compliant
2.37.	D	D15 (a)	be prepared in consultation with Council	Sighted consultation.		Compliant
2.38.	D	D15 (b)	confirm the location of waste collection and establish appropriate routes to the collection point	Section 5.8 of plan.		Compliant
2.39.	D	D15 (c)	provide confirmation of the engagement of a qualified private waste collection contractor	Section 5.8 commits to a private contractor for collection but does not commit to a specific supplier company.		Compliant
2.40.	D	D15 (d)	detail the type and quantity of waste to be generated during construction and operation of the development;	Appendix C, Section 5.1 of the plan		Compliant
2.41.	D	D15 (e)	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	<p>Handling section 5.4</p> <p>Storage section 5.5</p> <p>Disposal 5.8</p>		Compliant

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			Guideline (Department of Environment, Climate Change and Water, 2009);			
2.42.	D	D15 (f)	detail the materials to be reused or recycled, either on or off site; and	Section 5.2		Compliant
2.43.	D	D15 (g)	include the Management and Mitigation Measures included in the EIS.	The creation of the Waste Management Plan meets the requirement of the EIS.		Compliant
2.44.	D	D16	Site Audit Report and Site Audit Statement 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).	Sighted Site Audit Report, University of Newcastle, Honeysuckle City Campus Development, Lot 1, Ramboll, 29 June 2020.		Compliant
2.45.	D	D17	On-Street Servicing Bay Prior to the commencement of the operation, the Applicant shall submit evidence to the Certifier demonstrating that the following requirements are complied with:	Council didn't approve the on-street servicing bay till April 2021, but the contractor was already demobilising, so the servicing bay had to be pulled out of scope and added to landscaping scope for a separate project with its own SSD on adjacent land. This is reflected in Condition and Exclusion 8 in the BCA Completion Certificate. Sighted new cert completion certificate 23 March 2022 and email from NCC 25 January 2022 confirming acceptance RA2021/00509 package includes the loading zone. During operation the function of the loading zone was provided by the new waste collection driveway. The correspondence from Council has been submitted to DPE following the audit site inspection date, on 12 December 2022.		Compliant
2.46.	D	D17 (a)	all roads and traffic facilities outside the site boundary must be designed to meet the requirements of Council. The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road / pavement construction works	The site inspection found the development to be consistent with the stamped plans and road opening permit.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.47.	D	D17 (b)	all required signage, associated pavement markings and kerbside parking controls for the servicing loading/unloading bay on Honeysuckle Drive must be installed, inspected by Council and handed over to Council	Signage viewed in the site inspection is compliant and is noted in the council inspection email.		Compliant
2.48.	D	D17 (c)	any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.	Road opening permit, email from council can be taken as section 138.		Compliant
2.49.	D	D18	Bicycle Parking and End-of-Trip Facilities Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:	Item 71 on the BCA Completion Certificate received 14 April 2021.		Compliant
2.50.	D	D18 (a)	the provision of a minimum 52 bicycle parking spaces including:	The site inspection confirmed that 52 bicycle parking spaces are present.		Compliant
2.51.	D	D18 (a)(i)	40 spaces for students and staff within the temporary single storey extension	The site inspection confirmed that 40 bicycle parking spaces are present in the temporary building.		Compliant
2.52.	D	D18 (a)(ii)	12 spaces for visitors within the public domain	The site inspection confirmed that 12 bicycle parking spaces are present within the public domain.		Compliant
2.53.	D	D18 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	Sighted Letter, Re:Honeysuckle City Campus Development -Stage 1A, Certificate of Design, Architectural Design, Eje Architecture, 24 August 2020, which certifies that the bicycle parking complies with AS 2890.3:2015.		Compliant
2.54.	D	D18 (c)	the provision of end-of-trip facilities for staff, which provide for at two showers, a changing area and lockers;	End of trip facilities were viewed in the site inspection.		Compliant
2.55.	D	D18 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and	Pedestrian and cyclist advisory signs were viewed in the inspection.		Compliant
2.56.	D	D18 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	There were no costs to the Council for signage.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.57.	D	D19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Bicycle wayfinding signage was viewed in the site inspection. Sighted Installation Certificate, Signage, Allpride Signs and Marketing, 12 May 2021.		Compliant
2.58.	D	D20	Landscaping Prior the commencement of the operation or the first planting season (whichever is the sooner), the landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping drawings and the <i>Landscape Document University of Newcastle HCCD Stage 1A Honeysuckle Drive, Newcastle</i> prepared by Terras Landscape Architects and dated 28 February 2020.	Sighted Installation Certificate, Landscape Works, Descas Landscapes, 12 April 2021. This is listed as item 72 on the BCA Compliance Certificate.		Compliant
2.59.	D	D21	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the landscaping on-site. The OLMP must:	Sighted University of Newcastle Q Building – Honeysuckle Landscape Management Plan. This is item 73 in BCA Compliance certificate, 12 April 2021		Compliant
2.60.	D	D21 (a)	describe the ongoing monitoring and maintenance measures to manage landscaping; and	<p>The plan states “The site will be inspected daily to ensure that the service standards listed below are met. This inspection will be undertaken by the staff contracted to maintain the area. Issues that are not able to be rectified immediately by the staff present will then be escalated via the University’s maintenance request system.</p> <p>An independent site inspection will be undertaken twice weekly by the University’s Facilities Officer based at the Newcastle City Campus.</p> <p>A formal audit of the site will be undertaken by the University’s Precinct Facilities Manager on a monthly basis”.</p> <p>Sighted Landscape maintenance monthly inspections April 21 to April22 during Defects Liability Period. Sighted spreadsheet, Building Q Maximo Work Orders May 22 to Dec 22, showing monthly work orders for</p>		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				inspection and maintenance of the grounds of Q Building.		
2.61.	D	D21 (b)	identify that all trees are established on site prior to occupation of the premises.	Sighted photo of trees established prior to occupation. The plan includes maintenance standards for trees as if they are already established.		Compliant
2.62.	D	D22	The Applicant must not commence operation until the OLMP has been submitted to the Certifier.	The Plan is Item 72 and 73 on BCA Completion Certificate 12 April 2021.		Compliant
2.63.	D	D23	Mosquito Management Prior to the commencement of the operation the Applicant shall prepare a Mosquito Management Plan (MMP), which addresses the spread and breeding of exotic mosquitos that may have arrived from the operational port. The MMP shall be prepared in consultation with Hunter New England Local Health District.	Sighted Honeysuckle City Campus Development - Mosquito Management Plan, Eco Logical Australia, 11 May 2021, which complies with the condition.		Compliant
2.64.	D	D24.	Operational Flood Management Prior the commencement of the operation, an Operational Flood Emergency Management Plan (OFEMP) must be submitted to the Certifier that:	Sighted Operational Flood Emergency Management Plan for 16B Honeysuckle Drive, Newcastle, Northrop, 6 April 2021. The OFEMP is item 75 in the BCA Completion Certificate 6 April 2021.		Compliant
2.65.	D	D24 (a)	is be prepared by a suitably qualified and experienced person(s);	Produced by Northrop Consulting Engineers.		Compliant
2.66.	D	D24 (b)	addresses the provisions of the Floodplain Risk Management Guidelines (EESG);	Section 1 states that the plan is prepared to address the Floodplain Risk Management Guidelines (EESG).		Compliant
2.67.	D	D24 (c)(i)	includes details of: the flood emergency responses for operational phase of the development;	This is found in the Flood response summary.		Compliant
2.68.	D	D24 (c)(ii)	likely flood behaviour and predicted flood levels;	Section 3		Compliant
2.69.	D	D24 (c)(iii)	flood warning time and flood notification;	Section 4		Compliant
2.70.	D	D24 (c)(iv)	assembly points and evacuation routes;	Section 6		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.71.	D	D24 (c)(v)	evacuation and refuge protocols; and	Section 6 and 7		Compliant
2.72.	D	D24 (c)(vi)	awareness training for employees and contractors, and students	Section 9.1		Compliant
2.73.	D	D24 (c)(vii)	how detailed evacuation procedures interface with the Bureau of Meteorology's flood warning system and the local State Emergency Services plan (where appropriate) and include provisions for any third parties likely to be involved.	Section 4, 9.3 and 10		Compliant
2.74.	D	D25	The OFEMP shall be effectively updated and maintained by the occupiers.	Section 11 of the plan, "This plan should be revised if the Honeysuckle Redevelopment Area Flood Study (BMT WBM, 2018), the Cottage Creek Flood Study or City Wide Flood Risk Management Study and Plan (BMT WBM, 2012) are reviewed to capture updated best practice guidelines and changes to the catchment since they were prepared. Notwithstanding the above, this plan should be revised every three years, or when there is a major flood event or operational change occurs within the facility." This has not been triggered yet.		Compliant
2.75.	D	D26	Prior to the commencement of the operation a clear warning notice is to be erected and maintained at all points of entry to the site advising that the premises is subject to flooding and that caution should be observed at times of heavy or prolonged rainfall. Such notice is to also provide advice regarding the availability of further detail in respect of possible flooding, refuge areas and include an appropriate telephone number.	Two flood warning notices were viewed in the site inspection.		Compliant
2.76.	D	D27	Stormwater Drainage Prior the commencement of the operation a copy of the stormwater drainage design plans with 'work as executed' levels indicated, shall be submitted to the Certifier and to Council. The plans shall be prepared by a Practising Professional Engineer or Registered	These are listed as item 76 and 77 on the BCA Completion Certificate, received April 2021.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			Surveyor experienced in the design of stormwater drainage systems.			
2.77.	D	D28	Signage Signage shall be installed in accordance with the specifications of the signage drawings listed at Condition A2.	Signage was viewed in the site inspection. Sighted Installation Certificate, Signage, Allpride Signs and Marketing, 12 May 2021. The Certificate does not reference condition D28. It References D18 and D19. This is likely a typographical error. Note: An update of the certificate with the correct condition reference will be requested from Allpride. It is item 71 and 78 on the BCA Completion certificate.		Compliant
3.	PART E – POST OCCUPATION					
3.1.	E	E1	Temporary Structures and Elements The temporary single storey extension containing the machine-room, bicycle and waste stores and the internal pump room shall be relocated, and incorporated into the Stage 1B redevelopment. The relocated facilities shall achieve the following requirements:	Not triggered. Stage 1B is not happening yet.		Not Triggered
3.2.	E	E1 (a)	the occupants of Stage 1A shall be permitted to access the relocated facilities within Stage 1B			
3.3.	E	E1 (b)	the relocated Stage 1A bicycle parking and waste storage capacity shall be in addition to the bicycle and waste storage requirements of the Stage 1B building			
3.4.	E	E1 (c)	the space created by the relocation of the pump room shall provide for a direct connection (visual or physical) to the southern square / public domain			
3.5.	E	E2	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted maintenance records up to May in accordance with the monitoring frequency table. Sighted microbial reports and legionella related checks June 2021. Since May 2022 the maintenance checks are managed by the University in Maximo. Sighted spreadsheet, Building Q Maximo Work Orders May 22 to Dec 22. A significant proportion of all planned maintenance activities are related to air handling units and chillers.		Compliant
3.6.	E	E2 (a)	maintained in a proper and efficient condition; and			
3.7.	E	E2 (b)	operated in a proper and efficient manner.			

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.8.	E	E3	Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the University of Newcastle HCCD Stage 1A SSD Noise and Vibration Impact Assessment, prepared by AECOM and dated 26 February 2020.	No short term noise monitoring and quantitative assessment of the operational noise impacts of the building has been completed. No monitoring report has been submitted to the Planning Secretary. Consequently, compliance with the operational noise limits in condition E3 and E4 have not been assessed.	NC-06 - No short-term noise monitoring and quantitative assessment of the operational noise impacts of the operation of the building has been completed. Recommendation – Conduct the short-term noise monitoring and quantitative assessment of operational noise as soon as possible at an appropriate time, to confirm compliance with operational noise limits, and submit the monitoring report to DPE.	Non-compliant
3.9.	E	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.			
3.10.	E	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			
3.11.	E	E6	Unobstructed Driveways and Parking Areas 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.	No obstruction was noted in the site inspection, other than one illegally parked car.		Compliant
3.12.	E	E7	Outdoor Lighting	There have been no complaints regarding light intrusion.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			Notwithstanding Condition D14, 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.			
3.13.	E	E8	Hazards Management The Applicant must ensure that the quantities of dangerous goods stored within the development or transported to and from the development will remain below the screening threshold quantities listed in the Department's Applying SEPP 33 guideline (January 2011) at all times	One small Hazchem cabinet was identified in the maker space during the site inspection. It had a self closing door that was locked. It is understood that small quantities of resins are kept in it for the 3D printers. The quantities are well below screening threshold quantities. No other chemical storage was identified.		Compliant
3.14.	E	E9	The Applicant must store and handle all chemicals, fuels and oils within the development in accordance with:	The site inspection did not identify any inappropriate storage of any substances.		Compliant
3.15.	E	E9 (a)	the requirements of all relevant Australian Standards; and			
3.16.	E	E9 (b)	the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.			
3.17.	E	E9	In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement shall prevail to the extent of the inconsistency.			
3.18.	E	E10	Landscaping The landscaping is to be maintained at all times following its installation in accordance with the approved Landscape Management Plan.	Sighted Landscape maintenance monthly inspections April 21 to April22 during Defects Liability Period. Sighted spreadsheet, Building Q Maximo Work Orders Grounds May 22 to Dec 22, showing monthly work orders for inspection and maintenance of the grounds of Q Building. The site inspection noted some weeds and that two trees are not thriving. See photos attached to report.		Compliant
3.19.	E	E11	Flooding and Stormwater	Two Flood warning signs were viewed on site during the site inspection, in accordance with the OFEMP.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			The operation of the building must be carried out at all times in accordance with the FERSP (Condition B18) and the OFEMP (Condition D24).			
3.20.	E	E12	<p>Ecologically Sustainable Development</p> <p>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.</p>	<p>Green Star 6 Star rating was achieved. Certified 12 January 2022, Submissions Round 1 was 3rd September 2021. Round 2 submission was 10 December 2021.</p> <p>The green Star Rating is item 33 and 63 on the BCA Completion Certificate.</p> <p>The Green Star Rating was submitted to DPE following the audit inspection date, on 6 December 2022.</p> <p>For the purposes of conditions that refer to Occupation, this Auditor considers 7 June 2021 as the commencement of occupation and commencement of operation except for condition E5 “full occupation” (which requires noise assessment of the full use of the building). Consequently, Green Star certification was obtained more than six months after commencement of operation.</p>	<p>NC-07 While initial submission to Green Building Society Australia was within 6 months after commencement of operation, on 3 September 2021, Green Star certification was obtained more than six months after commencement of operation.</p>	Non-compliant
3.21.	E	E13	<p>Warm Water Systems and Cooling Systems</p> <p>The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.</p>	<p>Sighted maintenance records up to May 2022 in accordance with the monitoring frequency table.</p> <p>Sighted microbial reports and legionella related checks June 2021.</p> <p>Since May 2022 the maintenance checks are managed by the University in Maximo. Sighted spreadsheet, Building Q Maximo Work Orders May 22 to Dec 22. A significant proportion of all planned maintenance activities are related to air handling units and chillers.</p>		Compliant
4.	APPENDIX 2 - INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS					
4.1.	App 2	1.	<p>WRITTEN INCIDENT NOTIFICATION REQUIREMENTS</p> <p>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.</p>	No environmental incidents occurred during this audit period		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C41 or, having given such notification, subsequently forms the view that an incident has not occurred.			
4.2.	App 2	2. a.	Written notification of an incident must: identify the development and application number;			
4.3.	App 2	2. b.	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
4.4.	App 2	2. c.	identify how the incident was detected;			
4.5.	App 2	2. d.	identify when the applicant became aware of the incident;			
4.6.	App 2	2. e.	identify any actual or potential non-compliance with conditions of consent;			
4.7.	App 2	2. f.	describe what immediate steps were taken in relation to the incident;			
4.8.	App 2	2. g.	identify further action(s) that will be taken in relation to the incident; and			
4.9.	App 2	2. h.	identify a project contact for further communication regarding the incident.			
4.10.	App 2	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.			
4.11.	App 2	4. a.	The Incident Report must include: a summary of the incident;			
4.12.	App 2	4. b.	outcomes of an incident investigation, including identification of the cause of the incident;			
4.13.	App 2	4. c.	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
4.14.	App 2	4. d.	details of any communication with other stakeholders regarding the incident.			

Appendix E. Consultation Records

From: [Joel Dodd](#)
To: compliance@planning.nsw.gov.au
Cc: [Mathew Watson](#)
Subject: Operational Audit - UoN Development of Stage 1A, University of Newcastle City Campus (SSD 9510)
Date: Tuesday, 8 November 2022 3:20:13 PM
Attachments: [image001.png](#)

Dear Sir/Madam,

I am writing to advise that AQUAS will be conducting the independent environmental operational audit of the University of Newcastle Development of Stage 1A, University of Newcastle City Campus, as a requirement of the Development Consent SSD 9510 and Independent Audit Post Approval Requirements (IAPAR) 2018.

The audit will be conducted on 24th November 2022, and will include a review of the operational progress onsite and operational requirements against SSD 9510.

In line with the consultation requirements of the Independent Audit Post Approval Requirements, Section 3.2, AQUAS seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Regards,

Joel Dodd | Senior Environmental Consultant AQUAS
A Level 14, 145 Eagle Street, Brisbane City, Queensland 4000
M +61 400 899 489
E: Joel.Dodd@aquas.com.au | www.aquas.com.au |



AQUAS acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to the Elders past, present and emerging of all Nations.

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 Please consider the environment before printing this e-mail

Department of Planning and Environment

Mathew Watson
Program Manager
The APP Group

By email only: mathew.watson@app.com.au

16/01/2023

Dear Mr Watson

**UON Honeysuckle Campus Stage 1A (SSD-9510)
2022 Independent Audit - Request for Additional Information**

Reference is made to your post approval matter, SSD-9510-PA-26, Independent Audit (IA) and Response to Audit Recommendations (RAR) for the UON Honeysuckle Campus Stage 1A, submitted as required by Schedule 2, Part C, Condition C 48 of SSD-9510 as modified (the consent) to the Department of Planning and Environment (the department) on 22 December 2022.

The department has reviewed the IA and RAR and considers more information is required to satisfy the conditions of consent and the department's *Independent Audit Post Approval Guidelines* (2020). In accordance with Schedule 2, Part A, Condition A3 of the consent, the Planning Secretary requests an amended IA report addressing the below points be submitted to the department as a response to this request for information (RFI-53487208) by 3 February 2023 (or as agreed to by the Planning Secretary):

- Provide an assessment of compliance with Condition A19
- Provide an assessment of compliance with Conditions B28 and B29

Should you wish to discuss the matter further, please contact Joel Curran, Senior Compliance Officer, on 02 4904 2702 or compliance@planning.nsw.gov.au

Yours sincerely



Heidi Watters
Team Leader Northern
Compliance

Appendix F. Audit Photos



Building façade viewed from South.



Temporary building extension for maker space and bike shed.



Servicing bay on road and street trees (landscaping) in good condition.



Loading zone sign.



Street trees (landscaping) and protection in good condition.



Flood warning sign in place.



Landscaping garden bed. Two small trees are not thriving.



Bicycle hub, indoors. Innovative rack design allows 40 bicycles to be stored in space.



Cardboard compactor in waste storage room.



Cardboard and paper recycling bins in waste storage room.



Commingled recycling bins in waste storage room



General waste bins in waste storage room.



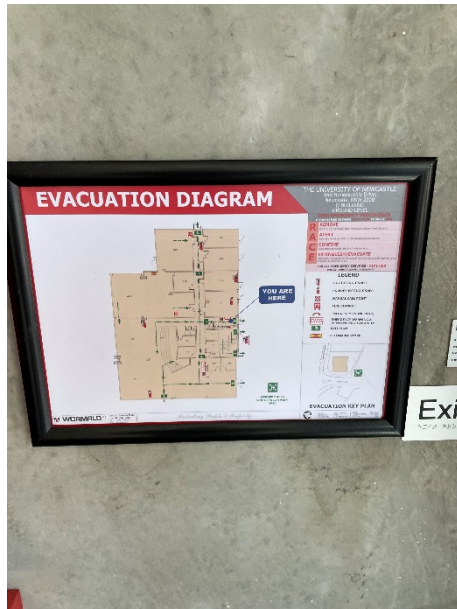
Secure paper shredding waste bin in waste storage room



Food recycling bin in waste storage room (coffee cup belongs to auditor).



Bicycle parking wayfinding sign and one illegally parked car in deliveries and waste pick-up bay.



Evacuation diagram displayed.



Fire safety door sign.



Hazchem cabinet in 3D printer workspace.



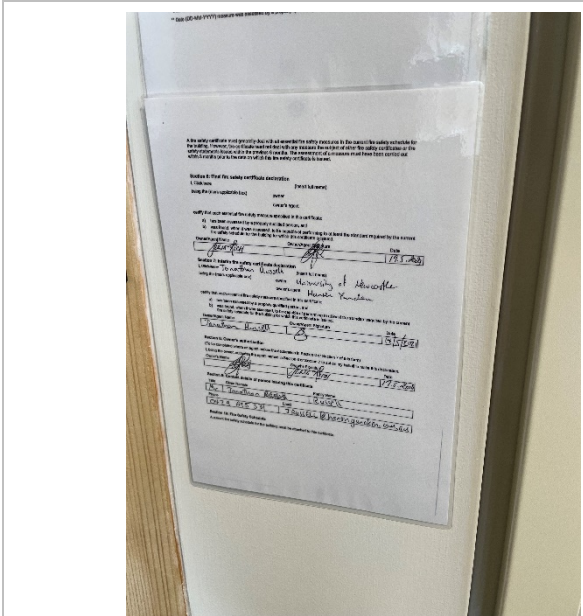
Recycling bins in maker space.



Workshop with general waste bin and signage for high risk tools requiring specific inductions.



Recycling bins and coffee cup recycling initiative in Café.



Fire Safety Certificate displayed prominently near fire board.



Fire board. Restricted key access.



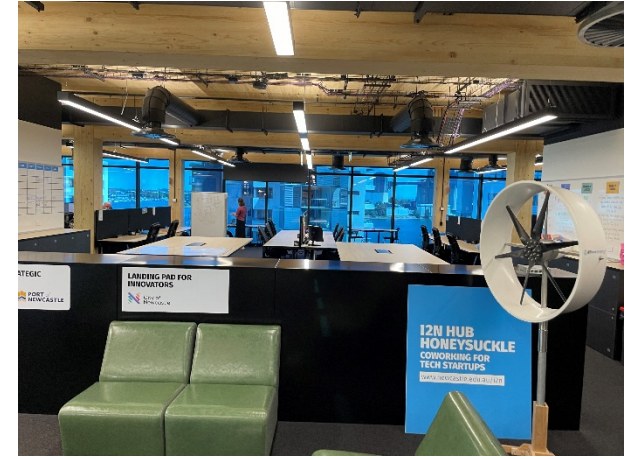
Fire extinguisher in plant room.



Air handling units and switch board in plant room.



Fire proof door to plant room service tag up to date.



Innovation hub.