



UoN Bioresources Facility Independent Environmental Audit



Assessment of University of Newcastle Operational System Compliance against SSD-8937 Development Conditions

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This report has been prepared by:

BARBARA PATER
Lead Environmental Auditor

Date: 28/09/2022

Reviewed by:

ANITA RYLAH
Senior Environmental Consultant

Date: 28/09/2022

THIS REPORT WAS FINALISED AND REISSUED AS REVISION 1 ON 9 NOVEMBER 2022 BY BARBARA PATER, LEAD ENVIRONMENTAL AUDITOR, AQUAS.

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www.aquas.com.au

1. Executive Summary	4
2. Introduction	7
2.1 Background	7
2.2 Project Details	7
2.3 Audit Team	7
2.4 Audit Objectives	8
2.5 Audit Scope	8
2.6 Audit Period	8
3. Audit Methodology	8
3.1 Approval of Auditors	8
3.2 Audit scope development	8
3.3 Audit Process	9
3.3.1 Opening Meeting	9
3.3.2 Conduct of Audit	9
3.3.3 Closing Meeting	9
3.4 Interviewed Persons	9
3.5 Details of Site Inspection	10
3.6 Consultation	10
3.7 Audit Compliance Status Descriptors	10
4. Document Review	11
5. Audit Findings	13
5.1 Assessment of Compliance	13
5.2 Notices, Incidents and Complaints	14
5.3 Previous Audit Findings	14
5.4 Audit Site Inspection	15
5.5 Suitability of Plans and the EMS	16
5.6 Actual and Predicted Impacts	16
5.7 Key Strengths	17
5.8 Audit Findings and Recommendations	17
5.8.1 Audit Findings and Recommendations	18
5.8.2 Audit Notes and Recommendations	21
Appendices	
Appendix A. Audit Agenda	22
Appendix B. Auditors Approval	24
Appendix C. Independent Audit Declaration Form	26
Appendix D. Audit Checklist and Audit Findings	27
Appendix E. Consultation Records	75
Appendix F. Audit Photos	78

Glossary of terms and abbreviations

AHU	Air Handling Unit
DPE	The Department of Planning and Environment
Facility	Bioresource Facility
HCC	Heterotrophic Colony Count
UoN	University of Newcastle
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 against the requirements of State Significant Development conditions SSD-8937 for the Bioresources Facility. The audit was conducted by AQUAS on 20 September 2022, covering the relevant conditions of Schedule 2 Parts A, B, C, D and Appendix 1 of SSD-8937, with a focus on the post-occupational conditions, Part E. The project demonstrated general compliance in accordance with the conditions of consent with the following key strengths noted:

- Extensive inspections and maintenance for water quality systems, warm water and cooling systems and cooling towers, in line with the Risk Management Plan guidelines.
- 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 room areas, PC2 zones, and outside the building (driveways, walkways, and parking lots).
 - The Waste Management Plan appeared to be implemented well with robust processes in place and no evidence of odour.
 - Plant and equipment were well maintained and clearly labelled.
 - Emergency evacuation plans displayed in all areas.
 - Fire extinguishers, safety shower and eye wash stations accessible with maintenance tags up to date.
 - Demonstrated implementation of the Landscaping Manual with areas surrounding the facility maintained and plants/trees in good condition.
 - All chemicals stored appropriately with containers visibly labelled.
 - Suitable PPE including gowns, disposable gloves, booties, hair nets, and masks, stationed prior to entering the PC2 areas.

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 144 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 A20, B31, C46, D18 and E5.
- **NC-02: CoC A20** (Monitoring and Environmental Audits). A non-compliance is raised against condition A20 based on the non-compliance raised against condition E5.
- **NC-03: CoC B31** (Compliance Reporting). An Operational Compliance Report was not issued to the Department within 52 weeks of commencement of operation.
- **NC-04: CoC C46** (Independent Environmental Audit). A non-compliance is raised against condition C46 as the operational audit exceeded the 52-week deadline from commencement of operation.
- **NC-05: CoC E5** (Operational Noise Limits). A non-compliance is raised against condition C46 as the operational audit exceeded the 52-week deadline from commencement of operation.

The audit also identified three (3) opportunities for improvement (OFI).

- **OFI-01: CoC D15** (Operational Waste Management Plan). There is an opportunity for improvement to refer to the relevant waste acts and regulations to demonstrate compliance for waste handling, storage, and disposal practices within the Waste Management Plan.
- **OFI-02: CoC D17** (Landscaping). There is an opportunity for improvement for the University to append the landscaping plan to the Landscaping Operation Manual to ensure that the retention of established trees continue, and that the area is retained as designed.
- **OFI-3: CoC D19** (Asset Protection Zones). There is an opportunity for improvement to update the Bushfire Asset Management Plan by adding Building F (the facility) to the included maps and risk register.

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-8937, as well as improve the environmental performance of the facility. In addition to the findings, notes have been recommended to the University under [Section 5.8.2](#).

2. Introduction

2.1 Background

The University of Newcastle (UoN) Bioresources Facility is a modern, three-storey and fit-for-purpose building for research and educational purposes. Located within the Callaghan campus, the facility has been operational since March 2021, and is designed so internal spaces can be moved and modified for future innovations in research, technologies, and methodologies.

The facility comprises of the following:

- flexible laboratory configurations
- different zones to cater for low, intermediate, and high-barrier procedures
- the ability to expand and contract zones depending on research needs
- administration and meeting spaces
- Physical Containment (PC2) holding and procedure facilities
- secure loading dock and storage areas
- capacity for genomic editing technologies, germ-free facilities, and sample freezers.

The second (top) floor of the building houses specific infrastructure to support the operations of the facility which include Air Handling Units (AHU), boilers, warm and cool water systems, cooling towers and other associated plant and equipment.

The University of Newcastle (UoN) engaged AQUAS to undertake this independent operational environmental audit, conducted on the 20 September 2022. The audit was conducted in compliance with [SSD-8937 Condition C43](#) 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 Details	
Project Name	UoN Bioresource Facility
Project Application Number	SSD-8937
Project Address	University Drive, Callaghan NSW
Project Phase	Operational
Project Activity Summary	<p>The facility commenced 1 March 2021 and 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, boilers, war and cool water systems, cooling towers, compressors, blow down tanks and expansion tanks • Narrow spectrum lighting (or red LEDs) and SmartFlow air handling units in use within the PC2 area • Research and associated work were actively being undertaken by facility staff on site.

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
Barbara Pater	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor Certificate No. C424613

Endorsement by the Department of Planning and Environment (DPE) of the Independent Environmental Auditor was granted on 1 September 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-8937 and in accordance with the requirements of the Independent Audit Methodology and Independent Audit Report as per the *Independent Audit Post Approval Requirements (DPIE, 2018)*.

2.5 Audit Scope

The following items were included within the scope of the audit in compliance with SSD-8937 the relevant conditions Parts A, B, C, D and Appendix 1 for the Bioresource Facility, with a focus on Part E – Post-Occupation conditions:

- Review of implementation of operational management plans:
 - Operational Waste Management Plan
 - Risk Management Plan
 - Landscape Management Plan
- Review of maintenance records associated with the cooling towers and water quality systems
- Review of the environmental performance of the facility
- Review of other relevant operational records
- Site inspection as conducted on 20 September 2022
- Interview of site 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 20 September 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-8937 Development Conditions. Refer to [Appendix D](#) of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held at 8:30am on 20 September 2022 at the University Drive, Callaghan campus, with the University of Newcastle representatives, 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 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-8937 conditions
- Conduct of a site walk led by the UoN Bioresource facility representative to review implementation of mitigation measures and operational controls on 20 September 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 online via Microsoft Teams on the 23 September 2022 at 1:30pm with representatives of the University, The APP Group and AQUAS. General feedback and the audit findings were discussed during the closing meeting.

The AQUAS auditor acknowledged the cooperation, openness, and hospitality of the UoN 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
Adrian Bernard	University of Newcastle	Senior Animal Technician Research and Innovation
Andrew Bull	University of Newcastle	Facilities Coordinator Infrastructure and Facilities Services
Julie Meehan	University of Newcastle	Precinct Project Manager Infrastructure and Facilities Services
Clare Nadar	University of Newcastle	Precinct Facility Manager Infrastructure and Facilities Services
Matt Lee	University of Newcastle	Deputy Director Campus Services Infrastructure and Facilities Services
Angelina Janevski	The APP Group	Project Manager

3.5 Details of Site Inspection

The site inspection was conducted at 9am on 20 September 2022, with representatives from the University, 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
Heidi Watters Team Leader Compliance Development Assessment	Department of Planning and Environment	The audit is to focus on the operational progress onsite and operational conditions of the consent.	Relevant conditions of Part A, B, C, D and Appendix 1 were considered, however there was a strong focus on the Post-Occupation and Commencement of Use conditions under Part E during the audit.
Newcastle City Council (General email address)	Newcastle City Council	No comments received.	N/A

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 undertaken, therefore an assessment of compliance is not relevant.

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

4. Document Review

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

- Final Fire Safety Certificate, 29 September 2020
- Landscape Operation Manual, Descas Landscapes Pty Ltd, 17 September 2020
- Landscape Overall Plan A04_0000 (C2), 16 December 2019
- Acoustic Compliance Testing Report by Acoustic Logic Consultancy Pty Ltd, Document Ref 20191363.2/3009A/R0/GC, Rev 0, 30 September 2020
- Certificate of Compliance – for Plumbing and Drainage Work, Serial No. E165999, Licence No. L11299, July 2019 to July 2020
- Structural Inspection Certificate, ref NL171955 Version 1.0, Northrop Consulting Engineers Pty Ltd, 7 September 2020
- Site Inspection Memo, ref NL171955 Northrop Consulting Engineers Pty Ltd, 28 September 2020
- Site Audit Report by Ramboll Australia Pty Ltd, ref 318000773, 22 September 2020 (Audit No. FR 041)
- Site Audit Statement by EPA accredited Site Auditor (Ramboll Australia Pty Ltd), 22 September 2020
- Portal Receipt submission SSD-8937-PA-2 Notification of occupation to the Department as 31 March 2021
- Department email receipt, 5 February 2021 for notification of occupation
- Water Quality Maintenance Manual prepared by Mullane Construction Plumbing Pty Ltd, Rev 01, 18 September 2020
- UoN Bioresource Waste Management Plan (OCT 2020)
- Risk Management Plan by HydroChem Water Specialists, 31 August 2020
- Certificate of Risk Management Plan Completion, HydroChem, 31 August 2020
- WSP Australia Pty Ltd ref PS110888-ESD-MEM-05, Rev 00 Green Star Independent Review - As Built, 9 June 2021
- Email from the Department to the University, 25 August 2022
- Dilapidation Photos, 15 October 2020
- F Building Asset Report as of 13 September 2022
- F Building Planned Maintenance Report as of 13 September 2022
- F Building – Warm Water and Cooling Systems Maintenance Work Orders as of 13 September 2022
- Callaghan External Lighting Audit Work Orders as of 13 September 2022
- Annual Fire Safety Statement, 25 September 2021
- Bioresources Facility Strategic Communications Plan, Version 8, May 2019
- Installation/Completion Certification of Mechanical ventilation sighted, issued by Austral Air Conditioning Services Pty Ltd, 23 August 2020
- As-built drawing of F Building Hydraulic Services F-T-HLM-H- Drawing Number 0001, Rev AB issued 10 August 2020
- Statement of Design Compliance – Hydraulic Services Work As Executed (WAE) Rainwater Re-use plan issued by GHD 12 October 2019.
- Hunter Boilers & Combustion Pty Ltd Steam Boiler 5 Weekly Service Report, job ref # 84068, 17 August 2022
- HydroChem Water Treatment - Other Work report, 2 August 2022
- HydroChem Legionella Species Report ID RPT624097, 11 August 2022

- HydroChem Cooling Tower Cleaning Report (NCC-0211-00), 2 August 2022
- HydroChem Water Treatment Service - Closed Loops Report, 2 August 2022
- HydroChem NSW Health Approved Form 3 Report, 15 July 2022
- HydroChem NSW Health Approved Form 3 Report, 17 August 2022
- HydroChem Industrial Service Report, 2 August 2022
- HydroChem Water Treatment Service Report, 5 September 2022
- HydroChem Heterotrophic Colony Count, 9 September 2022
- HydroChem Corrective Action and Sample Report, 9 September 2022.
- Precise Air Group Pty Ltd Service Docket – Work Order No. 3479431 (AHU), 15 August 2022
- Precise Air Group Pty Ltd Service Docket – Work Order No. 3479510 (CT), 16 August 2022
- GB Electrical – Work Order No. 3365744 External Light Audit, 25 February 2022
- Callaghan External Lighting Audit Work Order register, 13 September 2022
- Beakon Contractor Management System Compliance Report - Precise Air Group, 20 September 2022
- RIMS record No. A-2018-813 Approved
- RIMS record No. A-2021-138 Progress Report – Renewal Requested
- ARA approval letter 74/2021 for the period of 12 November 2021 to 31 October 2022
- Maximo swipe card request, staff No. 346796
- BioResource Building Induction Register (live)
- Bushfire Asset Management Plan – Infrastructure and Bushland by Eco Logical Australia Pty Ltd, 26 April 2016
- University of Newcastle Emergency Management Plan, Revision 1, 4 February 2014
- UoN Bushfire Monitoring Plan, Version 2, 30 September 2019
- Completion Certificate 19-030-CompC1, NewCert, 15 October 2020

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-8937. The audit confirmed that UoN have generally implemented its operational mitigation measures in accordance with SSD-8937 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	116
Non-Compliant	5
Not Triggered	23
Total Requirements	144

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 Requirements	Findings	
Part A – Administrative Controls	23	Compliant	13
		Non-Compliant	2
		Not Triggered	8
Part B – Prior to commencement of Construction	35	Compliant	33
		Non-Compliant	1
		Not Triggered	1
Part C – During Construction	48	Compliant	37
		Non-Compliant	1
		Not Triggered	10
Part D – Prior to Occupation or Commencement of Use	20	Compliant	20
		Non-Compliant	0
		Not Triggered	0
Part E – Post Occupation	14	Compliant	13
		Non-Compliant	1
		Not Triggered	0
Appendix 1 – Incident Notification and Reporting Requirements	4	Compliant	0
		Non-Compliant	0
		Not Triggered	4

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.

5.3 Previous Audit Findings

The previous audit undertaken of the facility was on the 7 January 2020. The findings at the time of this audit were as follows:

Finding No.	Condition No.	Audit Findings	Recommendations	Status
NC-01	A2 - Terms of Consent The development may only be carried out: a) in compliance with the conditions of this consent;	Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a)	The proponent needs to ensure that all the non-compliances raised are addressed in accordance with the conditions of consent and IAPAR Document 2018.	A Completion Certificate was issued to the University following evidence of the pre-operational compliance. Closed.
NC-02	A21 - Access to Information 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...keep such information up to date, to the satisfaction of the Planning Secretary.	Website had not been maintained to ensure that all current information and documents are available on the website.	The proponent should ensure that documents are uploaded and available on the project website in accordance with Condition A21.	A Completion Certificate was issued to the University following evidence of the pre-operational compliance. Closed.

Finding No.	Condition No.	Audit Findings	Recommendations	Status
NC-03	B31 - Compliance Reporting Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	The initial Construction Compliance Report had not been submitted within the agreed timeframe.	Compliance reports should be submitted in accordance with the Compliance Reporting – Post Approval Requirements, June 2018 or timeframes as agreed with DPE.	A Completion Certificate was issued to the University following evidence of the pre-operational compliance. Closed.
OFI-01	B20 - Construction Waste Management Sub-plan	While waste segregation practices had been implemented, and a waste contractor engaged to segregate waste offsite, signs had not been provided for all waste containers identifying the type of waste to be disposed of in each container.	Waste signs should be displayed to show what types of waste can be disposed of in waste bins.	A Completion Certificate was issued to the University following evidence of the pre-operational compliance. Closed.
OFI-02	C31 - Disposal of Seepage and Stormwater	The SWMP identifies that water collected on site will be tested for turbidity and discharged. While no water had been discharged from site, approval from the EPA for disposal to the street stormwater system has not been obtained.	Obtain approval from the EPA for discharge to street stormwater system. Alternately, revise site procedures and the SWMP to identify that stormwater will be collected and taken offsite for treatment and discharge.	A Completion Certificate was issued to the University following evidence of the pre-operational compliance. Closed.

These findings were raised against the contractor during construction. The Pre-Operation Compliance Report presented during the audit determined that the above audit findings were closed out prior to submission, and a completion certificate was issued by the Certifying Authority for the facility to commence operation. These items have therefore been addressed.

5.4 Audit Site Inspection

A site walk was conducted on the 20 September 2022 with representatives of UoN and The APP Group where the AQUAS auditor reviewed the effectiveness of environmental mitigation measures in accordance with the conditions. The site walk included the three storeys (ground floor, level 1, and level 2) of the facility.

The following observations during the site walk were noted:

- Level 2 houses the plant rooms which include the following infrastructure: warm and cool water systems, compressors, expansion tanks, air handling units, boilers, blow down tanks, and an intricate array of pipes, chutes, and tubes all clearly labelled. Screens displayed levels or metered results.
- Three cooling towers are also stationed on level 2 in an outdoor area, each labelled with their own unique identification number. The area was kept clean with chemical dosing panel appropriately placed.
- Operation of plant and equipment appeared in good working order with plant room areas clean and tidy and clear of debris. Maintenance tags and certificates were evident.
- Fire extinguishers available with tags current, fire hoses, and emergency evacuation maps displayed in each plant room and area/zone.
- Indoor operations within the PC2 zones on level 1 were in a high-level sterile condition with strict PPE protocols in place. Narrow spectrum lighting and SmartFlow air handling units were in use.
- Security system implemented with restricted access only. Swipe cards used in all areas which are issued to specific personnel following induction, with a key issued to limited personnel for access to the plant rooms on level 2.
- Fire Safety Certification displayed upon entry to the facility.
- No evidence of odour during the inspection with all waste types covered, appropriately stored, and managed.
- Chemicals and hazardous substances were kept in secured and labelled containers.
- Eye wash available in each area, each with inspection tags. Safety showers also installed.
- Hand-washing facilities and sanitiser available at the entrance/exit and within the laboratory areas.
- 'Do not drink' signage installed on non-potable water outlets.
- Driveways, parking areas and pedestrian walkways were kept clean and tidy with no debris or materials/equipment inappropriately stored.
- Outdoor lighting appeared non-intrusive. Landscaped areas surrounding the building were in good condition and well maintained.

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.

A Risk Management Plan (RMP) was developed, and regular inspections and maintenance are implemented as aligned with the RMP, with monthly 'Form 3' mini risk assessments undertaken, and monthly sampling of the cooling tanks to monitor legionella levels and heterotrophic colony count (HCC).

An involved induction process is in place for both research staff and contractors. 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 competency 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 heavily investigated. The operation of facility proved to be implementing the plan well with both regular inspections and extensive maintenance being undertaken. For more details refer to [Appendix D – Checklist](#).

The implementation of the Waste Management Plan was also a focus during the audit with

considerations made surrounding the bio-hazardous waste that is handled during research. The site inspection was therefore conducted to review implementation of the plan and procedures. A summary of the inspection is documented in the report under [Section 5.4](#) and [Appendix D – Photos](#).

5.7 Key Strengths

The project demonstrated general compliance in accordance with the conditions of consent SSD-8937 with the following key strengths noted:

- Extensive inspections and maintenance for water quality systems, warm water and cooling systems and cooling towers, in line with the Risk Management Plan guidelines.
- 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, PC2 zones, and outside the building (driveways, walkways, and parking lots).
 - The Waste Management Plan appeared to be implemented well with robust processes in place and no evidence of odour.
 - Plant and equipment were well maintained and clearly labelled.
 - Emergency evacuation plans displayed in all areas.
 - Fire extinguishers and eye wash stations accessible with maintenance tags up to date.
 - Demonstrated implementation of the Landscaping Manual with areas surrounding the facility maintained and plants/trees in good condition.
 - All chemicals stored appropriately with containers visibly labelled.
 - Suitable PPE including gowns, disposable gloves, booties, hair nets, and masks, stationed prior to entering the PC2 areas.

5.8 Audit Findings and Recommendations

Five (5) non-compliances were identified by the auditor during this independent audit. The audit also identified three (3) 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-8937 conditions and improve the environmental performance of the facility. Refer to the checklist included as [Appendix C](#) for the full details of findings. In addition to the findings, notes have been recommended to the Proponent as further detailed in the table below, [Section 5.8.2](#).

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 A20, B31, C46, and E5.	Addressing the non-compliances raised against these conditions will automatically address this non-compliance.
NC-02	Non-Compliance	<p>Monitoring and Environmental Audits A20</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>	A non-compliance is raised against condition A20 based on the non-compliance raised against condition E5.	Addressing the non-compliance raised against E5 will automatically address this non-compliance.
NC-03	Non-Compliance	<p>Compliance Reporting B31</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	An Operational Compliance Report was not issued to the Department within 52 weeks of commencement of operation.	An Operational Compliance Report should be actioned without delay to address this condition.
NC-04	Non-Compliance	<p>Independent Environmental Audit C46</p> <p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and</p> <p>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>	A non-compliance is raised against condition C46 as the operational audit exceeded the 52-week deadline from commencement of operation.	This non-compliance is addressed following the completion of this audit.
NC-05	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</p>	A non-compliance is raised against condition E5 as no short-term noise monitoring was undertaken within three-month period	The University should arrange for a noise monitoring assessment to occur without delay to demonstrate compliance with condition E5.

Finding No.	Finding Type	Condition of Consent & Requirement	Audit Finding Details	Recommendation
		<p>and a monitoring report must be submitted to the Planning Secretary within three months of full occupation of the building.</p> <p>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>following occupation of the facility.</p>	
OFI-01	Opportunity for Improvement	<p>Operational Waste Management Plan D15</p> <p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); 	<p>There is an opportunity for improvement to refer to the relevant waste acts and regulations to demonstrate compliance for waste handling, storage, and disposal practices within the Waste Management Plan.</p>	<p>It is recommended to update the Waste Management Plan to include references to the relevant acts and regulations.</p>
OFI-02	Opportunity for Improvement	<p>Landscaping D17</p> <p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) Include updated landscape plan including the modifications as per condition B4; (b) identify that all trees are established on site prior to occupation of the premises; (c) ensure landscaping of the site remains compliant with the principles of Appendix 5 of Planning for Bush Fire Protection 2006 (d) provide an ongoing weed control and maintenance program to maintain the existing and new vegetations; (e) describe the monitoring and maintenance measures to manage revegetation and landscaping works. 	<p>There is an opportunity for improvement for the University to append the landscaping plan to the Landscaping Operation Manual to ensure that the retention of established trees continue, and that the area is retained as designed.</p>	<p>It is recommended that the landscaping plan with identification of tree species be appended to the Landscape Operation Manual as a visual aid for maintaining the area and ensuring retention of the established trees.</p>

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

5.8.2 Audit Notes and Recommendations

Condition of Consent and Requirement	Note
<p>B33: Compliance Reporting</p> <p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction than an operational compliance report has demonstrated operational compliance.</p>	<p>A reminder that ongoing annual compliance reporting is still in place.</p>
<p>C40: Non-Compliance Notification</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance</p>	<p>The University is to note the notification requirements outlined under condition C40 when reporting the non-compliances raised during this audit.</p>
<p>C47: Independent Environmental Audit</p> <p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <ol style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C44 of this consent; b) submit the response to the Department and the Certifying Authority; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done. 	<p>The University is reminded to action the requirements of condition C47 upon receiving the final operational audit report to remain compliant.</p>
<p>C48: Independent Environmental Audit</p> <p>Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary, may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.</p>	<p>A reminder that an annual operational audit is required within 12 months' time.</p>
<p>E11: Fire Safety Certificate</p> <p>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.</p>	<p>The University is reminded that an annual fire safety statement is upcoming for 2022.</p>

Appendix A. Audit Agenda



AUDIT AGENDA

Independent Environmental Audit																			
Project Name:	UoN Bioresources Facility																		
Proponent	University of Newcastle																		
Date of audit:	20 September 2022																		
Location of audit:	University Of Newcastle, University Drive, Callaghan 2308																		
Auditors (AQUAS):	Barbara Pater (Lead Auditor)																		
Site contact:	Adrian Bernard																		
Audit criteria:	Conditions of Consent SSD-8937 and in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment, 2018)																		
Audit scope:	Prior to and from commencement of operation																		
Time	Agenda Item																		
8:30 – 9:00am	Opening Meeting: Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required.																		
9:00 – 11:15am	<p>Site walk</p> <p>Undertake site induction. Sight current site activities and provide focus for the review of environmental aspects, impacts, controls, and relevant records.</p>																		
11:15 – 11:30am	Coffee / morning tea break																		
11:30am – 12:30pm	<p>Review of SSD-8937 relevant Parts A, B, C and Appendix 1 Conditions</p> <table border="0"> <tr> <td>✓ Part A – Administrative Conditions (those relevant)</td> <td>✓ Operational Audit requirements (C43-C48)</td> </tr> <tr> <td>✓ Compliance Reporting (B31 & B33)</td> <td>✓ Appendix 1: Incident Notification and Reporting Requirements</td> </tr> </table> <p>Review of SSD-8937 Conditions Part D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</p> <table border="0"> <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)	✓ Operational Audit requirements (C43-C48)	✓ Compliance Reporting (B31 & B33)	✓ Appendix 1: 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)	✓ Operational Audit requirements (C43-C48)																		
✓ Compliance Reporting (B31 & B33)	✓ Appendix 1: 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 – 1:30pm	Lunch Break																		
1:30pm – 2:00pm	<p>Continued Review of SSD-8937 Conditions Part D</p> <table border="0"> <tr> <td>✓ Structural Inspection Certificate (D9)</td> <td>✓ Operational Waste Management Plan (D15)</td> </tr> <tr> <td>✓ Rainwater harvesting (D10)</td> <td>✓ Site Audit Report and Site Audit Statement (D16)</td> </tr> <tr> <td>✓ Water Quality Maintenance (D11)</td> <td>✓ Evacuation and Emergency Management (D18, D20)</td> </tr> <tr> <td>✓ Warm Water Systems and Cooling Systems (D12)</td> <td></td> </tr> </table> <p>Review of SSD-8937 Conditions Part E – POST OCCUPATION (includes relevant Part D conditions)</p> <table border="0"> <tr> <td>✓ Operation of Plant and Equipment (E1)</td> <td>✓ Hazards Management (E9, E10)</td> </tr> <tr> <td>✓ Community Communication Strategy (E2)</td> <td>✓ Fire Safety Certificate (D8, E11)</td> </tr> <tr> <td>✓ Operational Noise Limits (E3, E4, E5)</td> <td>✓ Landscaping (D17, E12)</td> </tr> <tr> <td>✓ Outdoor Lighting (D13, E7)</td> <td>✓ Asset Protection Zones (D19, E13)</td> </tr> <tr> <td>✓ Odour Management (E8)</td> <td>✓ Ecologically Sustainable Development (E14)</td> </tr> </table>	✓ Structural Inspection Certificate (D9)	✓ Operational Waste Management Plan (D15)	✓ Rainwater harvesting (D10)	✓ Site Audit Report and Site Audit Statement (D16)	✓ Water Quality Maintenance (D11)	✓ Evacuation and Emergency Management (D18, D20)	✓ Warm Water Systems and Cooling Systems (D12)		✓ Operation of Plant and Equipment (E1)	✓ Hazards Management (E9, E10)	✓ Community Communication Strategy (E2)	✓ Fire Safety Certificate (D8, E11)	✓ Operational Noise Limits (E3, E4, E5)	✓ Landscaping (D17, E12)	✓ Outdoor Lighting (D13, E7)	✓ Asset Protection Zones (D19, E13)	✓ Odour Management (E8)	✓ Ecologically Sustainable Development (E14)
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✓ Odour Management (E8)	✓ Ecologically Sustainable Development (E14)																		

Planned for 23/09/22 due to unavailability of staff	Closing meeting (online via Teams): Outcome of audit and presentation of findings. Deliverables as noted below.
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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 submitted to the Department and Certifying Authority within 60 days of undertaking the independent audit site inspection (C47)	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 C40 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 will not be accepted.

The audit will cover the operational requirements only and will therefore be limited to auditing the applicable conditions in accordance with SSD-8937 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 any Opportunities for Improvement.

Request for Documentation as per SSD conditions:	Other documentation (can be provided prior or presented during the audit)
➤ Operational Environmental Management Plan	➤ Plant and Equipment maintenance records
➤ Operational Noise Management Plan	➤ Warm water and cooling systems maintenance records
➤ Operational Waste Management Plan	➤ Operational Noise monitoring record (within 3 months from commencement of operation)
➤ Landscape Management Plan	➤ A copy of the Noise and Vibration Impact Assessment dated August 2018 by Muller Acoustic Consulting
➤ Evacuation and Emergency Plan	➤ On-site noise attenuation records (if applicable)
➤ Community Communication Strategy	➤ Outdoor lighting review (if applicable)
➤ Operational Compliance Reports (if applicable)	➤ Fire Safety Certificate
➤ Submission to the Department	➤ Green Star Certificate
➤ Department Approvals	➤ Structural Certificate
➤ Complaints received, if any	➤ Post-construction Dilapidation Report
➤ Record of environmental incidents, if any	➤ Compliance Certificate (water and sewerage infrastructure)
➤ Rainwater Re-use Plan	➤ Site Audit Statement
➤ Maintenance Manual for water quality	➤ Site Audit Report

Appendix B. Auditors Approval

Department of Planning and Environment



Mrs Angelina Janevski
Project Manager
The APP Group
Awabakal Country
Level 2
426 King Street
NEWCASTLE NSW 2300

01/09/2022

Dear Mrs Janevski

**The University of Newcastle - Bioresources Facility (SSD-8937)
2022 Operational Independent Audit – Auditor Endorsement**

I refer to your request (SSD-8937-PA-6) for the Planning Secretary's approval of suitably qualified persons to prepare the 2022 Operational Independent Audit for the University of Newcastle - Bioresources Facility, as required by conditions C43 to C48 of development consent SSD-8937 (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 and experienced. Consequently, in accordance with condition C43 of the consent and the *Independent Audit Post Approval Requirements* (Department 2018), the Planning Secretary has agreed to the following audit team:

- Anita Rylah
- Barbara Pater
- Joel Dodd

As per condition C46 of the consent, the Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

In accordance with condition A3 of the consent, the Planning Secretary makes the following additional directions in relation to the Independent Audit:

1. The period of the Independent Audit shall be from the date of commencement of operation until the date of the audit site inspection.
2. The final Independent Audit Report and the proponent's response to audit findings must be submitted to the Department via the Major Projects portal within 2 months of undertaking the audit site inspection, unless otherwise agreed by the Department.

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

Department of Planning and Environment



Should you wish to discuss the matter further, please contact Heidi Watters on 02 65753401 or compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "H Watters".

Heidi Watters
Team Leader Northern
Compliance

As nominee of the Planning Secretary

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name:	University of Newcastle Bioresources Facility
Consent Number:	SSD 8937
Description of Project:	A new, fit for purpose Bioresources Facility, designed so internal spaces can be moved and modified to fit the needs of individual research projects over time. Features include flexible laboratory configurations, expandable and collapsible zones, administration and meeting spaces, PC2 holding and procedure facilities, secure loading dock and storage areas, capacity for genome editing technologies, germ-free facilities and sample freezers.
Project Address:	University Dr, Callaghan NSW 2309 (Part Lot 1 DP 1188100)
Proponent:	University of Newcastle (UoN)
Title of Audit:	Independent Environmental Audit
Date:	9 November 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:	Barbara Pater
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1	PART	A	ADMINISTRATIVE CONDITIONS			
	A		Obligation to Minimise Harm to the Environment			
1.1	A	A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Management plans have been documented and controls implemented on site for preventing or minimising environmental impacts of the facility. No material harm to the environment has occurred.		Compliant
	A		Terms of Consent			
1.2	A	A2	The development may only be carried out: <ul style="list-style-type: none"> (b) in compliance with the conditions of this consent; (c) in accordance with all written directions of the Planning Secretary; (d) generally in accordance with the EIS as amended by the Response to Submissions and Supplementary Response to Submissions; (e) in accordance with the management and mitigation measures; and (f) in accordance with the approved plans in the table. 	Based on the number of non-compliant items against the conditions of consent, the facility is non-compliant to the requirement of A2 (a). No written directions have been issued by the Planning Secretary. No environmental incidents or non-compliances have been raised since the previous audit or since commencement of operation.	NC-01: A non-compliance is raised against condition A2 based on the non-compliances raised against conditions A20, B31, C46, D18 and E5. Recommendation: Addressing the non-compliances raised against these conditions will automatically address this non-compliance.	Non-Compliant
1.3	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this 	Written direction received from the Department to request the Operational Audit be undertaken as per email sighted – dated 25 August 2022.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.			
1.4	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
	A		Limits of Consent			
1.5	A	A5	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	The Development Consent for the Bio Resources Facility was granted on 20 February 2019 as per Schedule 1, SSD-8937. The consent has not yet lapsed.		Not Triggered
1.6	A	A6	This consent does not include approval of signage. Separate approval must be obtained for any signs which do not meet exempt development provisions	No additional signage requiring approval.		Not Triggered
	A		Prescribed Conditions			
1.7	A	A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Building and Structures reported to be designed in accordance with BCA requirements as determined during construction audits.		Compliant
	A		Planning Secretary as Moderator			
1.8	A	A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for	No matters requiring resolution.		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			resolution. The Planning Secretary's resolution of the matter must be binding on the parties.			
	A		Long Service Levy			
1.9	A	A9	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long service levy paid as verified during construction audit.		Compliant
	A		Legal Notices			
1.10	A	A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	Operation of the facility commenced 1 March 2021, notified to the Department as per Portal Receipt submission SSD-8937-PA-2, lodged on the 5 February 2021 as sighted – email receipt from the Department dated 5 February 2021.		Compliant
	A		Evidence of Consultation			
1.11	A	A11	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Consultation verified as per construction audits.		Compliant
	A		Staging, Combining and Updating Strategies, Plans or Programs			
1.12	A	A12	With the approval of the Planning Secretary, the Applicant may:	The development is operational with no staging, combining or updates to strategies, plans or programs required.		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
1.13	A	A13	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging, combining or updates to strategies, plans or programs required.		Not Triggered
1.14	A	A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	No staging, combining or updates to strategies, plans or programs required.		Not Triggered
	A		Structural Adequacy			
1.15	A	A15	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with:	The development is now operational.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(a) the relevant requirements of the BCA;</p> <p>(b) any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development 	Structural adequacy verified during the previous construction audits.		
	A		External Walls and Cladding			
1.16	A	A16	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	Certification of external walls verified during construction audits.		Compliant
	A		Bush Fire Protection			
1.17	A	A17	Water, electricity and gas are to comply with sections 4.1.3 of <i>Planning for Bush Fire Protection 2006</i> .	Assessment verified during construction audits.		Compliant
	A		Applicability of Guidelines			
1.18	A	A18	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Based on the evidence presented during the audit, the facility was shown to be operating within the relevant Australian Guidelines and Standards.		Compliant
1.19	A	A19	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No written requests or directions received from the Department.		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	A		Monitoring and Environmental Audits			
1.20	A	A20	<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><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Independent Environmental Audits are conducted in accordance with Development Conditions SSD-8937.</p> <p>However, there was no short-term operational noise monitoring that occurred as per condition E5.</p>	<p>NC-02: A non-compliance is raised against condition A20 based on the non-compliance raised against condition E5.</p> <p>Recommendation: Addressing the non-compliance raised against E5 will automatically address this non-compliance.</p>	Non-Compliant
	A		Access to Information			
1.21	A	A21	<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> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; 	<p>Construction is complete and the facility is now operational. During construction the previous audits verified the access to information as non-compliant as not all monitoring records were made publicly available. However, this responsibility was under the contractor and is no longer applicable now the facility is operational.</p> <p>The University of Newcastle retains its own website which includes a page about the facility.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>			
	A		Compliance			
1.22	A	A22	<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>Research facility staff undergo an extensive process prior to working in the facility as presented:</p> <ol style="list-style-type: none"> 1. Applicants register for CARES modules 1 and 2 online 2. Once modules are complete, the information goes to the Research Information Management System (RIMS), an online database, then to the Animal Care and Ethics Committee to be approved to be added by the Animal Research Authority (ARA) where a letter will be issued confirming applicant approval. Approval letter sighted, RIMS record No. A-2018-813 for the period of 12 November 2021 to 31 October 2022. 3. Once approval has been received, the applicant is to email the Animal Services Unit (ASU) to request a staff induction. 4. Applicant attends the induction specific to the Bioresource building (includes presentation plus physical walk through of applicable areas) 		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>5. Following the induction, the applicant requests their access using Maximo online.</p> <p>6. An authorised person approves the access for the Infrastructure, Facilities and Services (IFS) to activate the access on the staff ID card (functions as a swipe card). Sighted swipe card request, staff No. 346796.</p> <p>The BioResource Building Induction Register was presented as a live excel register which records staff names and induction status.</p> <p>The Beakon Contractor Management System is used for managing contractors, i.e. Compliance Report - Precise Air Group (maintenance contractor for water quality systems) was presented as at the day of the audit (20 September 2022) which shows the current status of contractor personnel and their competencies e.g. Record No. CON1392 from Precise Air Group Pty Ltd, licence No. L176339 (exp 28 September 2023), white card details, University full induction, SK Key induction, restricted space induction, NIER level 3 restricted access induction, contractor rules for student accommodation, all completed and passed on the 15 November 2021.</p>		
	A		ADVISORY NOTES			
1.23	A	AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	<p>The applicable development approval was obtained as verified during the construction audits.</p> <p>The Bioresource building is a PC2 certified facility, as sighted - certificate No. 4767 for the period of 5 January 2021 to 5 January 2026 issued by the Department of Health – Office of the Gene Technology Regulator.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2	PART	B	PRIOR TO COMMENCEMENT OF CONSTRUCTION			
	B		Notification of Commencement			
2.1	B	B1	<p>The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	Notification of occupation provided to the Department as 1 March 2021 as per Portal Receipt submission SSD-8937-PA-2, lodged on the 5 February 2021; sighted email receipt from the Department dated 5 February 2021.		Compliant
	B		Certified Drawings			
2.2	B	B2	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	As verified during the construction audits.		Compliant
	B		External Walls and Cladding			
2.3	B	B3	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	B		Design Modification - Landscape			
2.4	B	B4	<p>Prior to the commencement of construction, the Applicant must revise the landscape plan to:</p> <ul style="list-style-type: none"> (a) incorporate three additional trees within the northern and/or western setback, being locally indigenous canopy trees with a mature height of at least 12 metres and a minimum pot size at least 200L at installation; (b) incorporate two additional trees consistent in species, size and location as detailed in condition B4(a) above should tree numbers 31 and 32 be required to be removed as a consequence of the detailed design of the adjacent access path and first floor entry ramp (respectively); and (c) (c} ensure compliance with Planning for Bushfire Protection 2006. <p>The revised landscape plan must be submitted to the satisfaction of the Certifying Authority and submitted to the Planning Secretary for information.</p>	As verified during the construction audits.		Compliant
	B		Protection of Public Infrastructure			
2.5	B	B5	<p>Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) (a} consult with the relevant owner and provider of services that are likely to be affected by the development to (b) make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (c) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (d) (c) submit a copy of the dilapidation report to the Certifying Authority and Council. 	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	B		Utilities and Services			
2.6	B	B6	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	As verified during the construction audits.		Compliant
2.7	B	B7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	As verified during the construction audits.		Compliant
	B		Community Communication Strategy			
2.8	B	B8	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	As verified during the construction audits.		Compliant
2.9	B	B9	<p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction; and operation of the development, including disputes regarding rectification or compensation.			
2.10	B	B10	The Community Communications Strategy must be submitted to the Planning Secretary for approval no later than one month before the commencement of any work.	As verified during the construction audits.		Compliant
2.11	B	B11	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	As verified during the construction audits.		Compliant
	B		Ecologically Sustainable Development			
2.12	B	B12	Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.	As verified during the construction audits.		Compliant
	B		Outdoor Lighting			
2.13	B	B13	Prior to commencement of building works, all outdoor lighting within the Subject site must comply with AS1158.3.1 :2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	As verified during the construction audits.		Compliant
	B		Access for People with Disabilities			
2.14	B	B14	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			commencement of any work, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			
	B		Environmental Management Plan Requirements			
2.15	B	B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; 	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p><i>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>			
	B		Construction Environmental Management Plan			
2.16	B	B16	<p>Prior to the commencement of construction the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling (b) Construction Traffic and Pedestrian Management Sub-plan (see Condition B18); (c) Construction Noise and Vibration Management Sub-plan (see Condition B19); (d) Construction Waste Management Sub-plan (see Condition B20); (e) Construction Soil and Water Management Sub-plan (see Condition B21); (f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and (g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. 	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.17	B	B17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and submitted to the Planning Secretary.	As verified during the construction audits.		Compliant
2.18	B	B18	<p>The Construction Traffic and Pedestrian Management Sub-plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	As verified during the construction audits.		Compliant
2.19	B	B19	<p>The Construction Noise and Vibration Management Sub-plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) incorporate recommendations of the Noise and Vibration Impact Assessment dated August 2018 and prepared by Muller Acoustic Consulting (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) outline how noise and vibration impacts would be monitored during construction (e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; 	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (f) include strategies that have been developed with the community for managing high noise generating works; and (g) describe the community consultation undertaken to develop the strategies; and (h) include a complaints management system that would be implemented for the duration of the construction. 			
2.20	B	B20	<p>The Construction Waste Management Sub-plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facilities in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works. 	As verified during the construction audits.		Compliant
2.21	B	B21	<p>The Construction Soil and Water Management Sub-plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI. 	As verified during the construction audits.		Compliant
	B		Unexpected Contamination Procedure			
2.22	B	B22	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material (including asbestos containing materials and lead based paint) is appropriately managed. The procedure must form part of the of the CEMP in</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			accordance with condition B 16 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.			
	B		Construction Parking			
2.23	B	B23	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient off-street parking has been provided for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.	As verified during the construction audits.		Compliant
	B		Roof Water to Tank			
2.24	B	B24	Roof water from the proposed new work is to be directed to the proposed rainwater tank and be reticulated therefrom to toilet water cisterns, cold water washing machine taps and irrigation for landscaping, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch cisterns, laundry taps and irrigation to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be installed in accordance with Australian Standard AS3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of work.	As verified during the construction audits.		Compliant
	B		Rainwater Tank Water Quality			
2.25	B	B25	All downpipes discharging to the rainwater tank/s are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of a pipe blockage (e.g. capped relief access points at the lowest level stormwater drainage). Full details are to be submitted to the satisfaction of the Certifying Authority prior to commencement of work.			
	B		Stormwater Management			
2.26	B	B26	<p>Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) demonstrate the three pits which are located at the end of the stormwater drainage lines (two along the western property and one at the north eastern corner) before the discharge outlet location (KIP on existing road) are fitted with pit inserts (SPEL StormSack or similar);</p> <p>(d) be in accordance with applicable Australian Standards; and</p> <p>(e) be in accordance with the requirements of Section 7.06 'Stormwater' of the Newcastle Development Control Plan 2012.</p>	As verified during the construction audits.		Compliant
2.27	B	B27	Stormwater is to be conveyed to the existing property stormwater drains by way of a sealed pipe system. Prior to commencement of works, the existing drains are to be checked for adequacy and cleared of any obstructions.	As verified during the construction audits.		Compliant
	B		Operational Noise - Design of Mechanical Plant and Equipment			
2.28	B	B28	Prior to the commencement of construction, the Applicant must incorporate the noise mitigation recommendations of the Noise and Vibration Assessment dated 6 August 2018 by Muller Acoustic Consulting, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			design to ensure the development will not exceed the recommended operational noise levels identified in Noise and Vibration Assessment.			
	B		Mechanical Ventilation			
2.29	B	B29	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and AS/NZS 3666.1 :2011 Air handling and water systems of buildings-Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works.	As verified during the construction audits.		Compliant
	B		Compliance Reporting			
2.30	B	B30	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	As verified during the construction audits.		Compliant
2.31	B	B31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	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.	NC-03: An Operational Compliance Report was not issued to the Department within 52 weeks of commencement of operation. Recommendation: An Operational Compliance Report should be actioned without delay to address this condition.	Non-Compliant
2.32	B	B32	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and	Previous compliance reports were made available by the contractor.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			notify the Department and the Certifying Authority in writing when this has been done.			
2.33	B	B33	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	<p>A Pre-Occupation Compliance Report was prepared and submitted to the Department March 2021.</p> <p>The Department confirmed its assessment of the Pre-Occupation Compliance Report on the 5 March 2021.</p> <p>No requests to cease annual operational compliance reports have been made by the Department.</p>	A reminder that ongoing annual compliance reporting is still in place.	Not Triggered
	B		Reflectivity			
2.34	B	B34	The building materials used on the facades of the buildings must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground building works.	As verified during the construction audits.		Compliant
	B		Ecological and Biodiversity Measures			
2.35	B	B35	Prior to the commencement of construction, relevant recommendations of the Ecological Assessment Report, Dated April 2018 and prepared by Anderson Environment and Planning are to be implemented, including contribution of funds to the University's bushland regeneration budget and installation of 15 nest boxes.	As verified during the construction audits.		Compliant
3	PART	C	DURING CONSTRUCTION			
	C		Approved Plans to be On-site			
3.1	C	C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.			
	C		Site Notice			
3.2	C	C2	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the Subject site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A 1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject site is not permitted.</p>	As verified during the construction audits.		Compliant
	C		Operation of Plant and Equipment			
3.3	C	C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	C		Demolition			
3.4	C	C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	As verified during the construction audits.		Compliant
	C		Construction Hours			
3.5	C	C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	As verified during the construction audits.		Compliant
3.6	C	C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As determined during the construction audits.		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.7	C	C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	As determined during the construction audits.		Not Triggered
	C		Implementation of Management Plans			
3.8	C	C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	As verified during the construction audits.		Compliant
3.9	C	C9	If directed by RMS, the Applicant must make changes to the Construction Traffic and Pedestrian Management subplan as accordance with RMS directions in order to maintain road safety and network efficiency.	As determined during the construction audits.		Not Triggered
	C		Construction Traffic			
3.10	C	C10	All construction vehicles are to be contained wholly within the Site, except if located in an approved on street work zone, and vehicles must enter the Site before stopping.	As verified during the construction audits.		Compliant
	C		Road Occupancy Licence			
3.11	C	C11	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	As determined during the construction audits.		Not Triggered
	C		SafeWork Requirements			
3.12	C	C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	C		Hoarding Requirements			
3.13	C	C13	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. 	As verified during the construction audits.		Compliant
	C		No Obstruction of Public Way			
3.14	C	C14	<p>The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.</p>	As verified during the construction audits.		Compliant
	C		Construction Noise Limits			
3.15	C	C15	<p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan</p>	As verified during the construction audits.		Compliant
3.16	C	C16	<p>The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the Subject site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.17	C	C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	As verified during the construction audits.		Compliant
3.18	C	C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the subject site.	As verified during the construction audits.		Compliant
	C		Vibration Criteria			
3.19	C	C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	As verified during the construction audits.		Compliant
3.20	C	C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	As verified during the construction audits.		Compliant
3.21	C	C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	As verified during the construction audits.		Compliant
	C		Contamination			
3.22	C	C22	Following the relocation or demolition of any existing structures, infrastructure and in ground utilities, and excavation works, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following:</p> <ul style="list-style-type: none"> (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and (d) The National Environment Protection (Assessment of Contamination) Measure. 			
3.23	C	C23	Any contaminated material identified as a result of the above investigations is to be removed in accordance with the guidelines in condition C22 and the unexpected contamination procedure required by condition B22.	As verified during the construction audits.		Compliant
3.24	C	C24	A site auditor accredited under the Contaminated Land Management Act 1997 is to be engaged to review the adequacy of the site investigations and actions taken to address contamination in accordance with condition C22 and condition B22.	As verified during the construction audits.		Compliant
	C		Tree Protection			
3.25	C	C25	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) all trees on the Subject site that are not approved for removal must be suitably protected during construction in accordance with AS 4970 2009: Protection of trees on development sites; and (b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. <p>The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			canopy or the limit of the former protective fencing, whichever is the greater.			
	C		Tree Removal			
3.26	C	C26	An experienced and qualified ecologist is to be on site to supervise tree felling and to manage any displaced fauna on site during tree felling of any tree with habitat features.	As verified during the construction audits.		Compliant
	C		Dust Minimisation			
3.27	C	C27	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	As verified during the construction audits.		Compliant
3.28	C	C28	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	As verified during the construction audits.		Compliant
	C		Erosion and Sediment Control			
3.29	C	C29	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	As verified during the construction audits.		Compliant
	C		Imported Soil			

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.30	C	C30	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	As determined during the construction audits.		Not Triggered
	C		Disposal of Seepage and Stormwater			
3.31	C	C31	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	As verified during the construction audits.		Compliant
	C		Unexpected Finds Protocol - Aboriginal Heritage			
3.32	C	C32	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/Sites. Works shall only recommence with the written approval of OEH.	As determined during the construction audits.		Not Triggered
	C		Unexpected Finds Protocol - Historic Heritage			
3.33	C	C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the	As determined during the construction audits.		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			written approval of Heritage Division of the Office of Environment and Heritage.			
	C		Waste Storage and Processing			
3.34	C	C34	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	As verified during the construction audits.		Compliant
3.35	C	C35	All waste generated during construction (including excavated material being removed from the site) must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	As verified during the construction audits.		Compliant
3.36	C	C36	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	As verified during the construction audits.		Compliant
3.37	C	C37	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject site and are prevented from entering any natural or artificial watercourse.	As verified during the construction audits.		Compliant
	C		Handling of Asbestos			
3.38	C	C38	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	As verified during the construction audits.		Compliant
	C		Incident Notification, Reporting and Response			
3.39	C	C39	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the	No incidents have occurred to date.		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p> <p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>			
	C		Non-Compliance Notification			
3.40	C	C40	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance</p>	No non-compliances have been raised since commencement of operation. Previous non-compliances were actioned by the contractor during construction.	The University is to note the notification requirements outlined under condition C40 when reporting any non-compliances raised during this audit.	Compliant
	C		Revision of Strategies, Plans and Programs			
3.41	C	C41	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B30;</p> <p>(b) the submission of an incident report under condition C39;</p> <p>(c) the submission of an Independent Audit under condition C44;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</p>	As verified during the construction audits.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.			
3.42	C	C42	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary for information within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i></p>	As determined during the construction audits.		Not Triggered
	C		Independent Environmental Audit			
3.43	C	C43	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Request SSD-8937-PA-6 submitted to the Department for approval of auditors. Department letter received 1 September 2022 with approval of nominated AQUAS staff.		Compliant
3.44	C	C44	No later than four weeks before the date notified for the commencement of construction an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Construction audits were undertaken as required.		Compliant
3.45	C	C45	<p>Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required during the construction phase is:</p> <ul style="list-style-type: none"> (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. <p>In all other respects, Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent</p>	<p>Construction audits were undertaken as required and as aligned to the IAPAR 2018.</p> <p>Sighted Department letter dated 4 March 2020 with acceptance of the Independent Audit Report No. 2 for the period of July 2019 to January 2020.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.			
3.46	C	C46	<p>Independent Audits of the development must be carried out in accordance with:</p> <ul style="list-style-type: none"> (d) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C44 of this consent; and (e) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). 	The Operational Audit was not undertaken within the 52 weeks of commencement of operation dated 1 March 2021 (audit due no later than 1 March 2022).	<p>NC-04: A non-compliance is raised against condition C46 as the operational audit exceeded the 52-week deadline from commencement of operation.</p> <p>This non-compliance is addressed following completion of this audit.</p>	Non-Compliant
3.47	C	C47	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C44 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing when this has been done. 	Previous audit reports were made publicly available with submission and response to findings to the Department as verified during the previous audits.	The University is reminded to action the requirements of condition C47 upon receiving the final operational audit report to remain compliant.	Compliant
3.48	C	C48	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary, may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	<p>The Department requested that this Operational Audit be undertaken as per email request. Email presented as evidence, dated 25 August 2022 from the Department to the University requesting that the overdue post-occupational matter be addressed.</p> <p>This is the first audit undertaken since operation. There have been no requests from the Department to cease ongoing annual operational audits.</p>	A reminder that an annual operational audit is required within 12 months' time.	Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4	PART	D	PRIOR TO OCCUPATION OR COMMENCEMENT OF USE			
	D		Notification of Occupation			
4.1	D	D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification of occupation provided to the Department as 1 March 2021 as per Portal Receipt submission SSD-8937-PA-2, lodged on the 5 February 2021; sighted email receipt from the Department dated 5 February 2021.		Compliant
	D		External Walls and Cladding			
4.2	D	D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	The contractor provided certificate & warranty of compliance (07/08/2020) for the external CFC linings and FC soffit. Contractor also provided installation/completion certification dated 03/07/2020 of external windows and glazed external doors, including glazing facade.		Compliant
4.3	D	D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	The contractor provided the relevant documentation to the Department within 7 days with the Completion Certificate 19-030-CompC1, issued 15 October 2020.		Compliant
	D		Protection of Public Infrastructure			
4.4	D	D4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. 	Refer to outcome of Post Construction Dilapidation report as per Condition D5.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required this consent.</i>			
	D		Post-construction Dilapidation Report			
4.5	D	D5	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is:</p> <ul style="list-style-type: none"> (a) to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council. 	<p>Post Construction Dilapidation Inspection prepared by Northrop Consulting Engineers Pty Ltd, ref NL171955-00, dated 21 December 2020 following an inspection undertaken on 28 September 2020. Site Inspection Memo, ref NL171955 Northrop Consulting Engineers Pty Ltd, 28 September 2020.</p> <p>Photographic evidence verified asphalt wearing course and stormwater pit repair works being undertaken during the inspection had been adequately reinstated. Dilapidation Photos sighted, dated 15 October 2020.</p> <p>Northrop concluded that pre and post construction conditions were reviewed to their satisfaction with no evidence of structural damage to adjoining buildings or infrastructure.</p>		Compliant
	D		Utilities and Services			
4.6	D	D6	<p>Before occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 50 of the <i>Hunter Water Corporation Act 1991</i>.</p>	<p>Certificate of Compliance – for Plumbing and Drainage Work Serial No. E165999, undertaken by contractor Licence No. L11299. Included ‘Work of Water Supply’, ‘Work of Sanitary Plumbing/Drainage and Supply Drainage Plan’, and ‘Sewerage/Water Service Inspection Fee’, with ‘Date of commencement of work: 12/07/2019’; ‘Estimate Date of Completion: 12/07/2020’.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	D		Mechanical Ventilation			
4.7	D	D7	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and <p>any dispensation granted by the NSW Fire Brigade.</p>	Installation/Completion Certification of Mechanical ventilation sighted, as dated 23 August 2020, issued by Austral Air Conditioning Services Pty Ltd.		Compliant
	D		Fire Safety Certification			
4.8	D	D8	<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>	Fire Safety Certificate presented as evidence and as signed on the 29 September 2020 as per Section 6, final fire safety certificate declaration.		Compliant
	D		Structural Inspection Certificate			

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.9	D	D9	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development. 	Structural Inspection Certificate, ref NL171955 dated 7 September 2020, Version 1.0 by Northrop Consulting Engineers Pty Ltd certifying the Structural Work as Executed (WAE) Drawings and Service Pavilion sketches were prepared under the supervision of a NER structural engineer and in accordance with the structural requirements of the National Construction Code and Australian Standards.		Compliant
	D		Rainwater Harvesting			
4.10	D	D10	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the issue of the final Occupation Certificate.	<p>As-built drawing of F Building Hydraulic Services F-T-HLM-H-Drawing Number 0001, Rev AB issued 10 August 2020 by HL Mullane, presented as evidence. Includes sanitary drainage & trade waste, stormwater, cold water and rainwater, hot water, fire hydrant & gas, details & rainwater filtration schematics. Also included are the ground, first and second floor drainage services and water & gas services layout, site and roof plans.</p> <p>Statement of Design Compliance – Hydraulic Services Work As Executed (WAE) Rainwater Re-use plan also sighted. Issued and signed by GHD 12 October 2019.</p>		Compliant
	D		Water Quality Maintenance			
4.11	D	D11	A maintenance manual for all water quality devices and rainwater tank devices is to be prepared in accordance with Newcastle City Council's 'Stormwater and Water Efficiency for Development Technical Manual' (updated July 2017). The	Water Quality Maintenance Manual prepared by Mullane Construction Plumbing Pty Ltd, Rev 01, 18 September 2020. The Manual is kept onsite and includes the Rainwater Re Use System (Section 1.0) with maintenance schedules as follows:		

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>maintenance manual is to address maintenance issues concerning the water quality devices and rainwater tank devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the maintenance manual is to be completed prior to occupation of the Bioresources Facility Building.</p>	<ul style="list-style-type: none"> - HumeGuard Gross Pollutant Trap (1.1) – annual maintenance and monthly inspections - Rainwater Re-Use Pump Set (1.2) – 6-monthly inspections and cleaning of suction grate - Backwash Filter – Judo (1.3) – yearly maintenance by authorised specialist and 6-monthly backwashing - UV Water disinfection Unit – Aqualec (1.4) – Lamp & Quartz replacement when required; Bag Water Filter maintenance annually with filter replacement every 5 years. All maintenance to be carried out by qualified service technician. 		
	D		Warm Water Systems and Cooling Systems			
4.12	D	D12	<p>The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings- Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>	<p>A Risk Management Plan (RMP) was developed for the cooling tower system by HydroChem Water Specialists on 31 August 2020. A Certificate of Risk Management Plan Completion was also issued following the site inspection, 24 August 2020.</p> <p>The RMP must be undertaken every year for high-risk systems and between every year and every five years for medium to low-risk systems. The RMP determined the cooling system risk to be 'medium'.</p> <p>Mandatory monthly sampling for HCC and Legionella by HydroChem undertaken on the 2 August 2022 as evidenced in the presented Legionella Species Report ID RPT624097, 11 August 2022 using a NATA approved laboratory. Zero traces determined.</p> <p>A "Duly Qualified Person" (DQP) manages the cooling water system on a routine basis including installing, operating and maintaining the system. HydroChem Water Treatment Specialist is engaged and routinely inspects also undertaking inspections upon request e.g. Water Treatment - Other Work report dated 2 August 2022 following site visit on the 27 July 2022 to inspect TDS levels – 1021480 Steam Boiler No. 1. No issues found. Water Treatment Service - Closed Loops report</p>		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>dated 2 August 2022 for Heating Recovery Water. Cooling Tower Cleaning Report dated 2 August 2022 also sighted for cooling tower NCC-0211-00 which includes pre-start, disinfect and cleaning procedures, re-disinfect and recommissioning steps, and the plant re-start checklist.</p> <p>Each month a “Form 3” mini risk assessment and summary must be completed. HydroChem NSW Health Approved Form 3 Report dated 15 July 2022 for the month of June 2022. HydroChem NSW Health Approved Form 3 Report dated 17 August 2022 for the month of July 2022. Cooling towers inspected on the 2 June and 4 July 2022 respectively, with zero legionella count with no actions required.</p> <p>A Unique Identification Number must be displayed on each cooling tower. There are 3 cooling towers on site, references NCC-0211-01, NCC-0211-02, NCC-0211-03 – verified as per photos during site inspection.</p> <p>HydroChem SWMS available on site. Safety Data Sheets sighted for boiler water corrosion and scale preventative. Contract maintenance log sheets for all systems (3 x cooling towers, chilled water system, heating hot water, heating recovery water, steam boiler 1 and 2): 2 August 2022 and 5 September 2022 as verified during inspection.</p>		
	D		Outdoor Lighting			
4.13	D	D13	<p>The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <ul style="list-style-type: none"> (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 	<p>Installation/Completion Certification by Pro Electrical Services Pty Limited dated 4 August 2020 sighted, identifying lighting complies with AS 4282-1997 & relevant BCA clauses.</p> <p>Lighting placement does not appear to be intrusive. Refer to photos.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			
	D		Signage			
4.14	D	D14	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	The 'do not drink' signage on non-potable water was verified during site inspection. Refer to photos.		Compliant
	D		Operational Waste Management Plan			
4.15	D	D15	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during construction and operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the EIS. 	<p>A Bioresearch Waste Management Plan (OCT 2020) has been prepared by the University of Newcastle.</p> <p>The plan details the types of waste, volumes (used per week), and method of disposal as per Table 1 Waste Consumables. Storage and bio waste disposal has been identified and details of materials for recycling. Due to the type of waste associated with the facility, there are no options for reuse. The plan also defines chemicals used, their storage and disposal against regulations and codes of practice, decontaminants and the disposal of PC2, clinical, cytotoxic and biohazard waste.</p> <p>Waste has been clearly separated by type i.e. clinical, chemical, general waste, recycling, and bio hazardous waste. Waste is collected weekly, each Thursday.</p> <p>The process for PC2 waste area appeared to be implemented well using the DS-36 Bedding Disposal Station and the IWT Techniplast machine. Waste is processed then travels to a secured chute and stored within the facility waste area prior to collection.</p>	<p>OFI-01: There is an opportunity for improvement to refer to the relevant waste regulations to demonstrate compliance for waste handling, storage and disposal practices within the Waste Management Plan.</p>	Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	D		Site Audit Report and Site Audit Statement			
4.16	D	D16	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	<p>Site Audit Report prepared by Ramboll Australia Pty Ltd, ref 318000773 dated 22 September 2020 (Audit No. FR 041). The report concluded that the site is suitable for the purposes of ‘an educational facility’ and that there is no requirement for ongoing site management.</p> <p>An EPA Site Audit Statement is included with the report as Appendix B as certified by the EPA accredited Site Auditor from Ramboll on 22 September 2020.</p>		Compliant
	D		Landscaping			
4.17	D	D17	<p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (f) Include updated landscape plan including the modifications as per condition B4; (g) identify that all trees are established on site prior to occupation of the premises; (h) ensure landscaping of the site remains compliant with the principles of Appendix 5 of Planning for Bush Fire Protection 2006 (i) provide an ongoing weed control and maintenance program to maintain the existing and new vegetations; (j) describe the monitoring and maintenance measures to manage revegetation and landscaping works. 	<p>A Landscape Operation Manual was prepared by Descas Landscapes Pty Ltd on the 17 September 2020. The Manual includes makes reference to the principles of Appendix 5 Planning for Bushfire Protection 2006 and the Landscape Contractors Code of Ethics (D17(c)) and confirms compliance with Australian Standards and BCA Standards. The Manual also defines maintenance tasks and their frequency (D17(e)). However, it does not include:</p> <ul style="list-style-type: none"> (a) the landscaping plan itself (site map showing plant locations) (b) any identification of established trees and their type (d) any identification of weed species <p>Drawing No. A04_0000 was sighted (issued 16 December 2019) which includes the plant species and their location surrounding the facility.</p> <p>The Landscape Operation Manual was submitted to the Certifying Authority and the facility received certificate for operation – Completion Certificate 19-030-CompC1 approved 15 October 2020.</p> <p>Upon inspection of the grounds, maintenance of the area appears in stable condition and managed well,</p>	<p>OFI-02: There is an opportunity for improvement for the University to append the landscaping plan/drawing to the Landscaping Operation Manual to ensure that the retention of established trees continue, and that the area is retained as designed.</p> <p>Recommendation: It is recommended that the landscaping plan with identification of tree species be appended to the Landscape Operation Manual as a visual aid for maintaining the area and ensuring retention of the established trees.</p>	Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				demonstrating compliance and implementation of the manual. Refer to photos.		
	D		Evacuation and Emergency Management			
4.18	D	D18	Prior to occupation of the building, the existing evacuation and emergency plan for the University shall be updated to include the Bioresources Facility and be consistent with <i>Development Planning- A guide to developing bush fire emergency management and evacuation plan December 2014</i> .	<p>Evacuation and Emergency Management Plans developed for the Bioresources Facility – Building F:</p> <ul style="list-style-type: none"> • Ground level plans 01-07 • Level 1 plans 01-10 • Level 2 plans 01-06 <p>The plans include the location of F Building (the facility) within relation to the surrounding buildings and are visible on all floors, in all plant rooms and areas.</p> <p>The facility (F Building) has also been included within the site wide University Evacuation and Emergency Plan, Revision 1 dated 4 February 2014.</p>		Compliant
	D		Asset Protection Zones			
4.19	D	D19	Prior to occupation of the building, the property around the building to a distance of 20 metres on the northern, western and southern elevations and 25 metres on the eastern elevation shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> and the NSW Rural Fire Service's document <i>Standards for Asset Protection Zones</i> .	The area surrounding the facility is managed under the University site wide Bushfire Asset Management Plan – Infrastructure and Bushland developed by Eco Logical Australia Pty Ltd.	OFI-03: The Bushfire Asset Management Plan was developed in 2016 and does not include the location and associated risks with the facility. There is an opportunity for improvement to update the plan by adding Building F to the included maps and risk register.	Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
	D		Evacuation and Emergency Management			
4.20	D	D20	Prior to occupation of the building, the existing evacuation and emergency plan for the University shall be updated to include the Bioresources Facility and be consistent with <i>Development Planning- A guide to developing bush fire emergency management and evacuation plan December 2014</i> .	Refer to Condition D18.		Compliant
5	PART	E	POST OCCUPATION			
	E		Operation of Plant and Equipment			
5.1	E	E1	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. 	<p>Plant and equipment used within the facility appeared to be maintained and in good working order.</p> <p>HydroChem Water Treatment Specialists are engaged to maintain the warming and cooling systems and undertake regular inspections and reports. Each report contains a checklist with detailed comments of the tasks undertaken with any issued noted. The following records were presented during the audit:</p> <ul style="list-style-type: none"> • Industrial Service Report for Steam Boiler No. 1 (1021480) and Steam Boiler No. 2 (1021481) on the 2 August 2022. Boiler residuals were outside limits with an increase to chemical amounts actioned to rectify. • Water Treatment Service Report for cooling tower 1021488 CTS 3CMN (NCC-0211-00) on the 5 September 2022 • Heterotrophic Colony Count (HCC) Report for cooling tower 1021488 CTS 3CMN (NCC-0211-00) on the 9 September 2022 based on sample taken 5 September 2022. Levels were described as unacceptable • Corrective Action and Sample Report on cooling tower 1021488 CTS 3CMN (NCC-0211-00) as a result of the HCC Report. Heterotrophic Colony Count was satisfactory on the 9 September 2022. 		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>Monthly maintenance is actioned by Precise Air Group Pty Ltd e.g. 16 August 2022 on Asset No. 1021394 as per Service Docket – Work Order No. 3479431 from 3:30-4pm on the Air Handling Units. 16 August 2022 on Asset No. 1021410 as per Service Docket – Work Order No. 3479510 from 11am-11:15am on cooling towers. Both actioned by contractor ID CON1392, licence No. L176339 (exp 28 September 2023). Contractor has undertaken full inductions as described under condition A22.</p> <p>Weekly service reports are also prepared and issued by Hunter Boilers & Combustion Pty Ltd which include a safety check, and control & operation check e.g. Steam Boiler 5 Weekly Service Report dated 17 August 2022, job ref # 84068, asset No. 1021481 for boiler make & model ECS750VWT. The report included compliance status of parts against the relevant Australian Standards with one fault identified and rectified immediately against the gauge glass blowdown and another related to the gas inlet pressure to appliance regulator (also addressed and closed out immediately).</p> <p>Several Standard Operating Procedures (SOPs) are in place including Entry Procedures – Maintenance Personnel (ASU-SOP-216).</p>		
	E		Community Communication Strategy			
5.2	E	E2	The Community Communication Strategy , as approved by the Planning Secretary, must be implemented for a minimum of 12 months following completion of construction.	<p>The facility has been operational since 1 March 2021.</p> <p>Version 8 of the Bioresources Facility Strategic Communications Plan from May 2019 was presented as evidence. Zero complaints have been received since commencement of operation.</p>		Compliant
	E		Operational Noise Limits			
5.3	E	E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment dated August 2018 by Muller Acoustic Consulting.	Acoustic Compliance Testing Report, Document Ref 20191363.2/3009A/R0/GC, Rev 0 dated 30 September 2020 presented as evidence. The report, undertaken by Acoustic Logic Consultancy Pty Ltd, concluded that all noise		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				generated by the operation including mechanical plant, internal plant and external plant were compliant. Vibration impacts were also deemed compliant.		
5.4	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.	There were no noise exceedances as concluded within the Acoustic Compliance Testing Report described in Condition E3. No noise was evident during the site inspection.		Compliant
5.5	E	E5	<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.</p> <p>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>	Short Term Noise Monitoring was not undertaken within three months following occupation of the building as required by condition E5.	<p>NC-06: A non-compliance is raised against condition E5 as no short-term noise monitoring was undertaken within three-month period following occupation of the facility.</p> <p>Recommendation: The University should arrange for a noise monitoring assessment without delay to demonstrate compliance with condition E5.</p>	Non-Compliant
	E		Unobstructed Driveways and Parking Areas			
5.6	E	E6	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Driveways, parking areas and pedestrian walkways were unobstructed as evidenced during the site inspection – refer to photos. No materials or equipment stored in areas and waste has been segregated into the bins provided.		Compliant
	E		Outdoor Lighting			
5.7	E	E7	Notwithstanding Condition D13 , should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in	Outdoor lighting observed is acceptable. The building is located upon University grounds with no impact noted to surroundings.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			consultation with affected landowners to reduce the impacts to an acceptable level.	Regular maintenance is undertaken on external lighting as evidenced e.g. work order 3365744 GB Electrical External Light Audit, 25 February 2022. Callaghan External Lighting Audit Work Order register as at 13 September 2022 also sighted.		
	E		Odour Management			
5.8	E	E8	The following odour management measures are to be adhered to for the duration of occupation of the development: (a) The autoclaving cycle is not to be conducted in the early mornings (prior to 9:00am) during the winter months (b) All wastes are to be covered and all waste management practices and protocols followed.	Autoclaving occurring aside from during winter mornings to minimise the potential for odour impacts. Several Standard Operating Procedures (SOPs) are implemented by all research staff including the operation of the autoclave and waste management. Waste was covered and contained as verified during site inspection. No evidence of odour was noted during site inspection.		Compliant
	E		Hazards Management			
5.9	E	E9	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.	Hazardous substances were stored within sealed containers and clearly labelled. Refer to photos. The facility follows Standard Operating Procedures (SOPs) for handling hazardous substances. Staff report incidents and hazards using an online system called 'AIMS'.		Compliant
5.10	E	E10	The Applicant must store and handle all chemicals, fuels and oils within the development in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection - Participants Handbook if the chemicals are liquids. 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.	Chemicals were stored appropriately as verified during site inspection. Eye wash available at each area. Safety showers are also installed, both are inspected regularly and tagged. Refer to photos.		Compliant
	E		Fire Safety Certificate			

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5.11	E	E11	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.	The Final Fire Safety Certificate was dated 29 September 2020 and authorised by the owner on the 13 October 2020. Annual Fire Safety Statement issued following 25 September 2021 inspection undertaken by an accredited practitioner (fire safety) F004545A, within 12 months after Final Safety Certificate.	Note: The University is reminded that an annual fire safety statement is upcoming for 2022.	Compliant
	E		Landscaping			
5.12	E	E12	The landscaping is to be maintained at all times following its installation in accordance with the approved Landscape Management Plan.	Landscaping appears to be managed well as evidenced – refer to photos from site inspection.		Compliant
	E		Asset Protection Zones			
5.13	E	E13	The asset protection zones required by Condition D19 shall be maintained for the duration of occupation of the development.	The University has a Bushfire Asset Management Plan in place. A Bushfire Monitoring Plan was also developed in September 2019 (Version 2). The grounds surrounding the facility were well maintained and kept clear of debris, however, as the University is in an area prone to bushfire, an opportunity for improvement has been raised against condition D19.	Note: Refer to OFI-03 as raised against condition D19.	Compliant
	E		Ecologically Sustainable Development			
5.14	E	E14	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	WSP Australia Pty Ltd undertook a review of the facility on 9 June 2021, within six months of commencement of operation (March 2021) as sighted – ref PS110888-ESD-MEM-05, Rev 00 Green Star Independent Review - As Built. The outcome of the review determined that the facility achieved a 4-star Green Star rating. Submitted to the Department 9 September 2021 as evidenced – receipt email from DPE with no comments raised.		Compliant

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6	APPX	1	WRITTEN INCIDENT AND NOTIFICATION AND REPORTING REQUIREMENTS			
6.1	APPX 1	1.	<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. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C40 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	<p>No incidents have occurred during construction or since commencement of operation.</p> <p>Incidents are categorised by the University as follows:</p> <ul style="list-style-type: none"> Level 1 incidents: incidents of a minor nature. 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). <p>Staff report incidents and hazards using an online system called 'AIMS'. Available on the UoN website with log in details required.</p>		Not Triggered
6.2	APPX 1	2.	<p>Written notification of an incident must:</p> <ol style="list-style-type: none"> identify the development and application number; provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); identify how the incident was detected; identify when the applicant became aware of the incident; identify any actual or potential non-compliance with conditions of consent; describe what immediate steps were taken in relation to the incident; identify further action(s) that will be taken in relation to the incident; and identify a project contact for further communication regarding the incident. 	<p>No incidents have occurred during construction or since commencement of operation.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD 8937 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6.3	APPX 1	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.	No incidents have occurred during construction or since commencement of operation.		Not Triggered
6.4	APPX 1	4.	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident. 	No incidents have occurred during construction or since commencement of operation.		Not Triggered

Appendix E. Consultation Records

Pater, Barbara

From: Heidi Watters <Heidi.Watters@Planning.nsw.gov.au>
Sent: Thursday, 15 September 2022 2:42 PM
To: Pater, Barbara
Subject: Re: Operational Audit - UoN Bioresources Facility Building (SSD 8937)

EXTERNAL

Dear Peter

Thank you for your email regarding the upcoming Independent Audit for the UoN Bioresources Facility Building, as required by development consent SSSD 8937 (the consent).

As per your email, the audit is to focus on the operational progress onsite and operational conditions of the consent.

Regards

Heidi Watters
Team Leader Compliance

Development Assessment | Department of Planning and Environment
T 02 6575 3401 | M 0472 820 374 | E heidi.watters@planning.nsw.gov.au
Suite 14, Level 1, 1 Civic Avenue, Singleton NSW 2333
www.dpie.nsw.gov.au



The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au> on behalf of DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Sent: Monday, 5 September 2022 9:41 AM

To: Heidi Watters <Heidi.Watters@Planning.nsw.gov.au>
Subject: FW: Operational Audit - UoN Bioresources Facility Building (SSD 8937)

From: Pater, Barbara <Barbara.Pater@aquas.com.au>
Sent: Friday, 2 September 2022 2:21 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Janevski, Angelina <Angelina.Janevski@app.com.au>
Subject: Operational Audit - UoN Bioresources Facility Building (SSD 8937)

Dear Sir/Madam,

I am writing to advise that AQUAS will be conducting the independent environmental operational audit of the University of Newcastle Bioresources Facility, as a requirement of the Development Consent SSD 8937 and Independent Audit Post Approval Requirements (IAPAR) 2018.

The audit will be conducted mid-September 2022, and will include a review of the operational progress onsite and operational requirements against SSD 8937.

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,

Barbara Pater | Exemplar Global Lead Environmental Auditor | AQUAS Consultant | Infrastructure support the APP Group
A Level 7, 116 Miller Street, North Sydney NSW 2060 | a Cammeraygal country
T +61 2 9963 9908 | **F** +61 2 9954 1951 | **M** +61 415 764 785
E: barbara.pater@aquas.com.au | <https://www.aquas.com.au> | <https://www.app.com.au/aquas>
AQUAS: enables compliance ~ verifies compliance

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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Pater, Barbara

From: Pater, Barbara
Sent: Friday, 16 September 2022 8:59 AM
To: mail@ncc.nsw.gov.au
Cc: Janevski, Angelina
Subject: Operational Audit - UoN Bioresources Facility Building (SSD 8937)

Dear Sir/Madam,

I am writing to advise that AQUAS will be conducting the independent environmental operational audit of the University of Newcastle Bioresources Facility, as a requirement of the Development Consent SSD 8937 and Independent Audit Post Approval Requirements (IAPAR) 2018.

The audit will be conducted on the 20 September 2022, and will include a review of the operational progress onsite and operational requirements against SSD 8937.

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.

Regards,

Barbara Pater | Exemplar Global Lead Environmental Auditor | AQUAS Consultant | Infrastructure support the APP Group
A Level 7, 116 Miller Street, North Sydney NSW 2060 | a Cammeraygal country
T +61 2 9963 9908 | **F** +61 2 9954 1951 | **M** +61 415 764 785
E: barbara.pater@aquas.com.au | <https://www.aquas.com.au> | <https://www.app.com.au/aquas>
AQUAS: enables compliance ~ verifies compliance

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Appendix F. Audit Photos



Façade of Bioresource Facility (F Building)



Entrance to facility kept clean and clear.



Parking alongside facility free of obstacles.



Parking at rear of facility not used for storage.



Generator stored securely in standalone shed.



Non-potable drinking water signs installed.



Landscaped areas maintained with walkways tidy.



Pathways unobstructed.



Path swept and clear of debris. Established trees and plants.



Cooling tower one as labelled – NCC-0211-01



Cooling tower two as labelled – NCC-0211-02



Cooling tower three as labelled – NCC-0211-03



Cooling tower chemical dosing panel secured and suitably accessible for maintenance



Water treatment chemicals for cooling tower appropriately stored and labelled



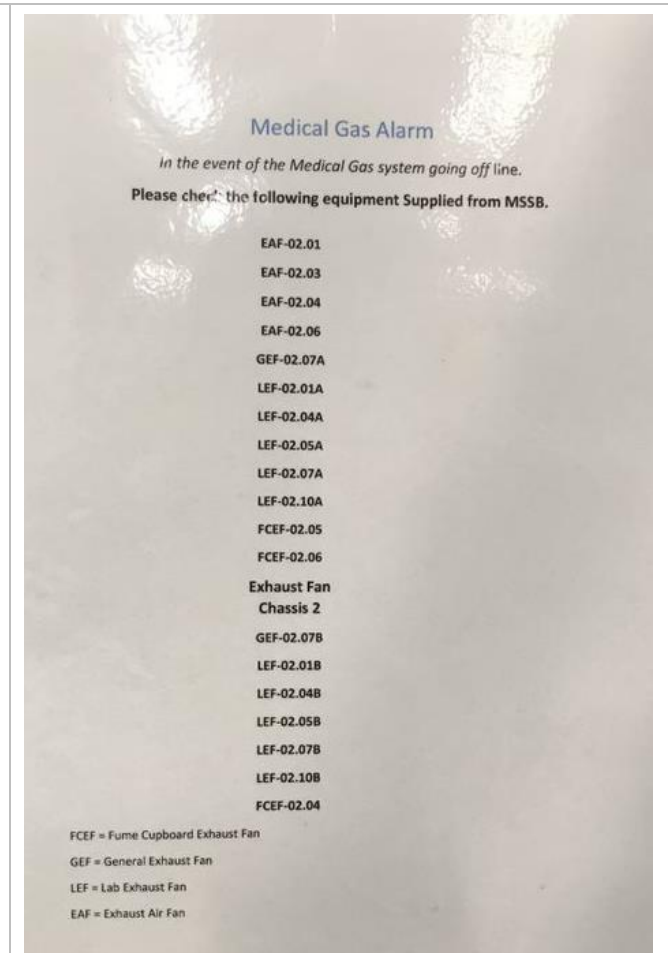
Chemicals inside storage container



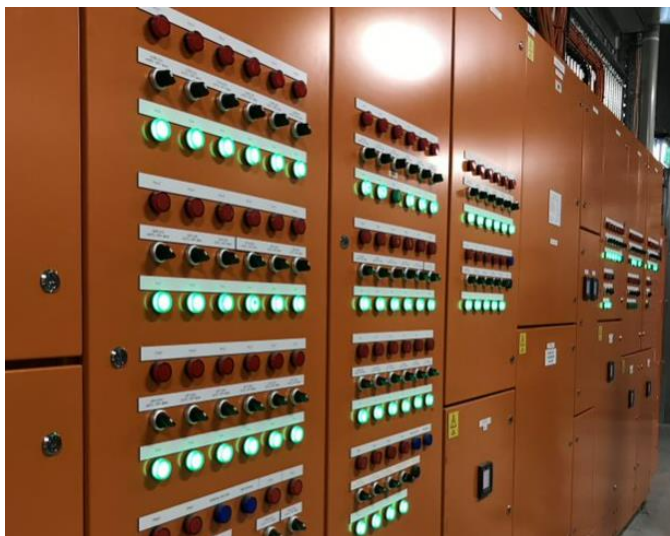
Buffer Tank. Maintenance number is the asset number and visible on all assets.



Gas alarm panel and relay board for the laboratory – all systems normal



Medical gas offline system check



Chiller / cooling systems panel; all levels compliant



Chillers 02-01 and 02-02 summaries



MSSB-L2-01 compressor status as normal



HHW Expansion Tank



Air Handling Unit (AHU)



Evacuation plan within AHU plant room



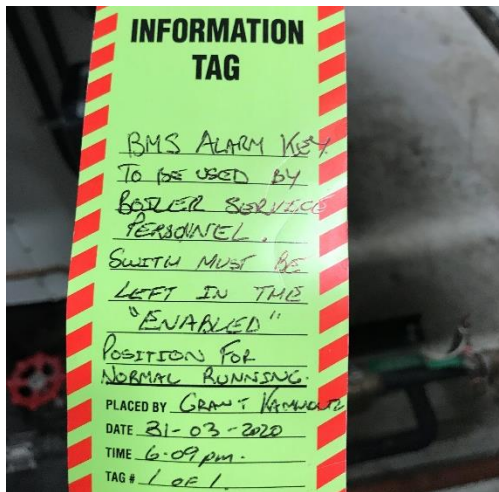
Evacuation plans located in every plant room



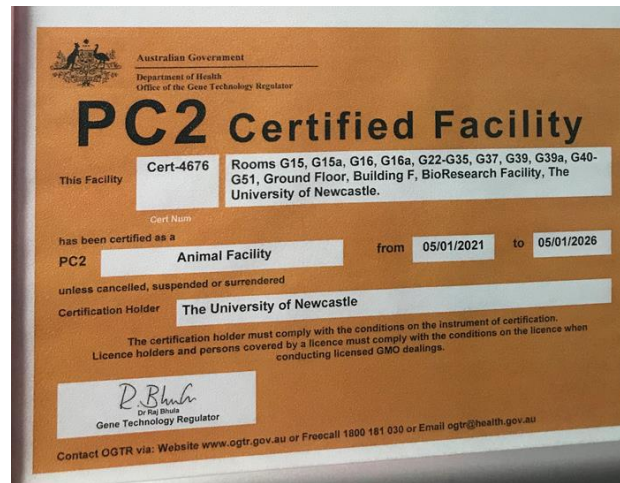
Accessible fire extinguisher and fire hose in plant room



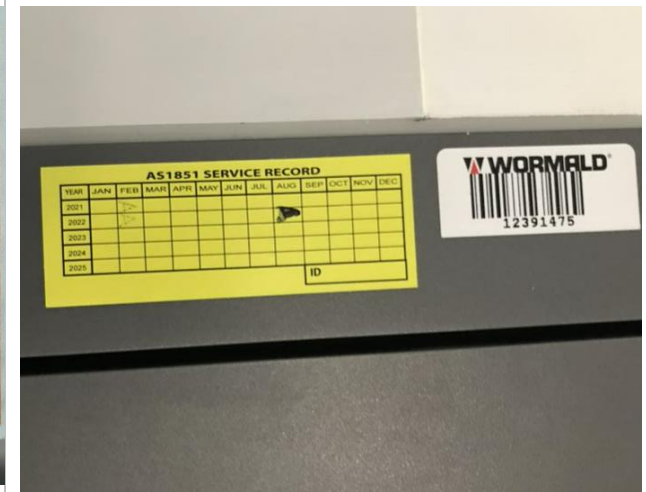
Fire extinguisher tag current (last checked June 2022)



Boiler information tag for services



PC2 certificate on display



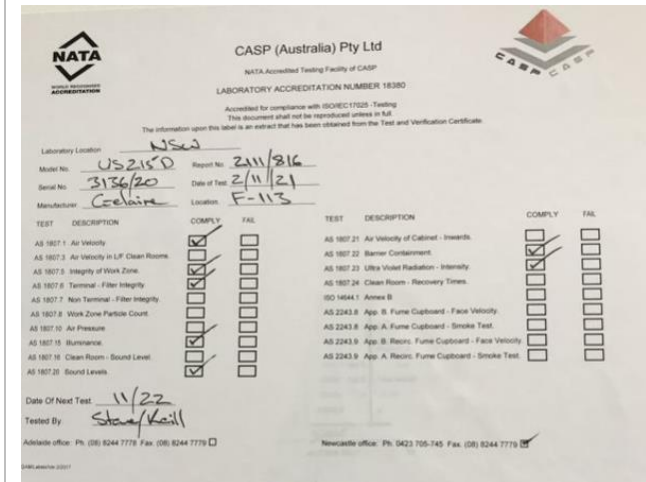
Door seal inspection tag (last checked Aug-22)



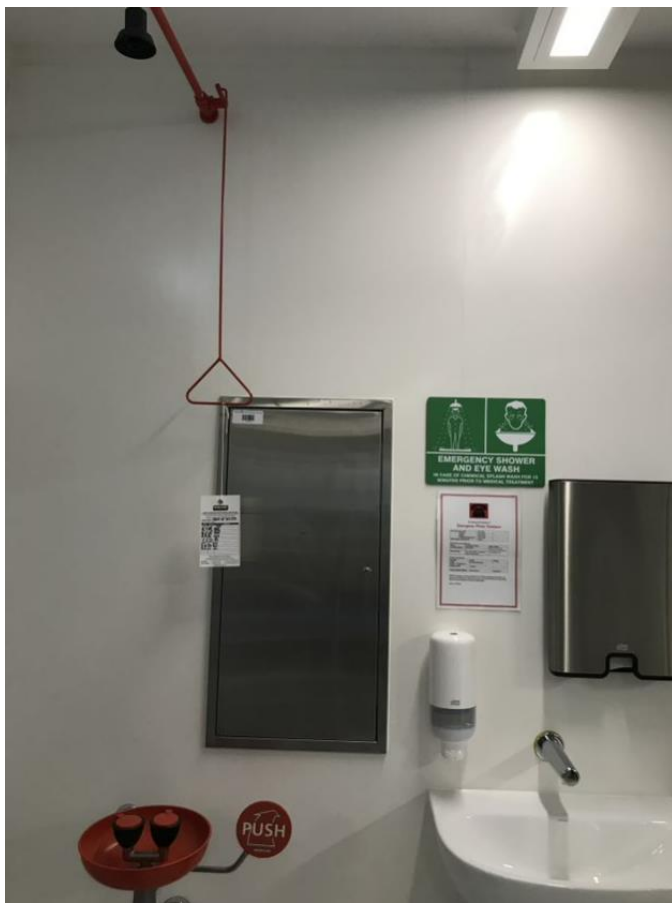
Steriliser in PC2 area secured when not in use



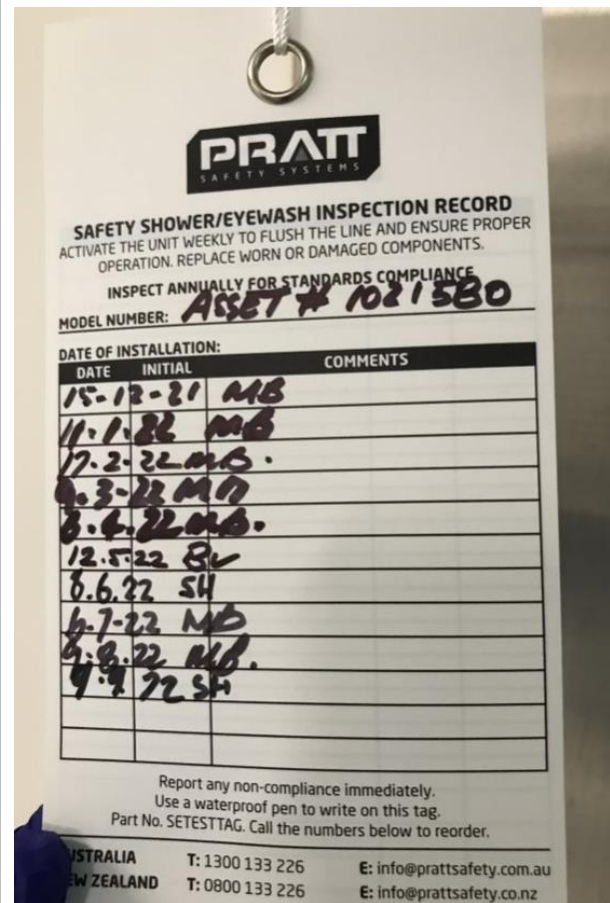
SmartFlow Air Handling Unit in operation



Inspection certificate for laboratory equipment



Eye wash and safety shower station



Inspection record for eye wash (Aug-22) and safety shower (Sep-22)



Fire Safety Statement (Certificate) displayed



Clinical waste storage in laboratory



General waste storage available



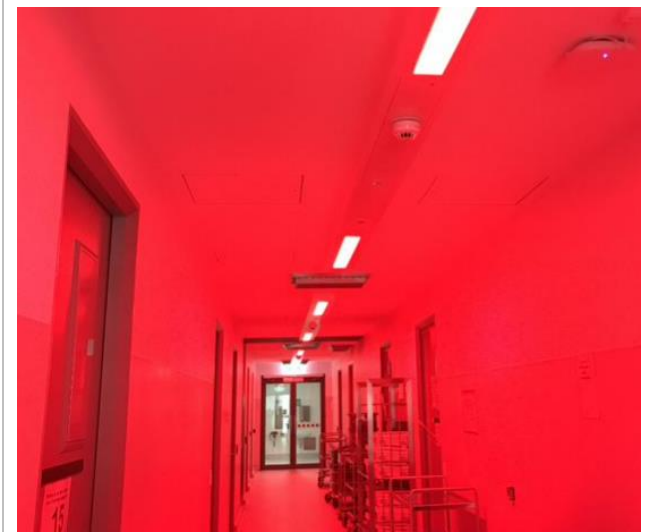
Hazardous substance storage



Hazardous substance storage



Hazardous substance storage



Narrow spectrum lighting in use



Waste disposal station in PC2 zone



Waste chute and control panel in PC2 zone



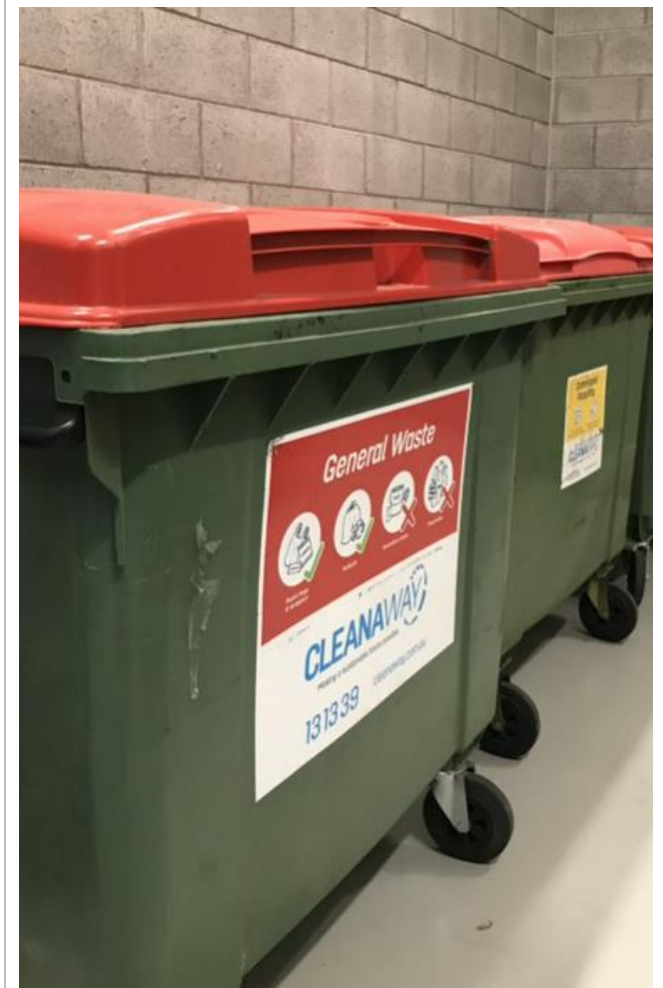
Waste from PC2 zone collected and processed prior to collection



Clinical waste bin in collection area



Cytotoxic and cytostatic waste bin ready for collection



General and recyclable waste in collection area