



## Post Approval

### Proponent Details

#### Personal Details

Title	Mr
First Name	Kevin
Last name	McCarthy
Email	IFS-MajorProjectsPlanning@newcastle.edu.au
Phone	0249216500
Role/Position	Director, Infrastructure Facility Services
Address	20 CIVIC LANE NEWCASTLE 2300 AUS

#### Company Details

Applying as a company/business?

Yes

Company Name	THE UNIVERSITY OF NEWCASTLE
ABN	15736576735
Branch Name	

#### Primary contact

Title	Mr
First Name	Bailey
Last Name	Trigg
Email	bailey.trigg@app.com.au
Phone	0435447069
Role/Position	

### Post Approval Details

Project:

UON City Campus Student Accommodation - SSD-61618229-PA-24

Name of Document

PA-24 - SSD-61618229-A24

Related matter

Monitoring Report

Type of Document Lodgement

New Document

Description of the document and reason for submission / Overview of changes made to existing documents

Reference is made to SSD-61618229 Condition A24 in relation to the Independent Audits for the development. On behalf of the University, BVBI note that we proactively engaged EMM to undertake independent audits as a due diligence measure despite these not being statutory requirement under the original SSDA approval. Following the Modification approval on the 27th of February, we are now looking to formalise the EMM audit schedule to align with the statutory requirements under condition A24. As such, we hereby submit the audit team and the audit schedule for approval by the Department.

#### Applicable Conditions

Schedule	Condition
2	A24

#### Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?

No

#### Attachment of Post Approval application

File Name	Category
PA-24 - SSD-61618229-A24.pdf	Post Approval Document



The APP Group is now  
proudly part of Bureau Veritas

2 April 2026

Planning Secretary  
NSW Department of Planning, Housing and Infrastructure  
4 Parramatta Square  
12 Darcy Street PARRAMATTA  
NSW 2150

**Attention: Louise Densmore**  
**Project: City Campus Student Accommodation**  
**Re: SSD-61618229 Condition A24**

Dear Louise,

Reference is made to SSD-61618229 Condition A24 in relation to the Independent Audits for the development:

*INDEPENDENT AUDITS*

*A24. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements in force at the time the audit commences, as approved by the Secretary and published on the Department's website.*

On behalf of the University, BVBI note that we proactively engaged EMM to undertake independent audits as a due diligence measure despite these not being statutory requirement under the original SSDA approval. Following the Modification approval on the 27<sup>th</sup> of February, we are now looking to formalise the EMM audit schedule to align with the statutory requirements under condition A24. As such, we hereby submit the audit team and the audit schedule for approval by the Department.

Should you require further clarification, please feel free to contact Mathew Watson of The APP Group ([mathew.watson@app.com.au](mailto:mathew.watson@app.com.au)). We look forward to hearing your response on this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Trigg'.

**Bailey Trigg**  
Project Manager  
Bureau Veritas Buildings and Infrastructure  
0435 447 069  
[Bailey.Trigg@bureauveritas.com](mailto:Bailey.Trigg@bureauveritas.com)



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## Attachment A – Independent Audit Schedule

2 April 2026

Bailey Trigg  
Project Manager  
BUREAU VERITAS BUILDINGS AND INFRASTRUCTURE PTY LTD  
Level 2, 426 King Street,  
Newcastle NSW 2302

**Re: SSD 61618229 - University of Newcastle - Construction and Operational Audit Schedule**

Dear Bailey,

EMM Consulting Pty Limited (EMM) has been engaged by The University of Newcastle to undertake a series of independent environmental audits (IEA) of the Student Accommodation Facility prior to Modification 1 of SSD 61618229.

Following a review of the Mod 1 Conditions, it is noted that independent audits are now required in accordance with SSD 61618229 Schedule 2, Part A, Conditions A24. It is further noted that the Independent Audit Post Approval Requirements (IAPAR) have been updated and a March 2026 version is now current.

The existing auditors, currently engaged for the development as a due diligence compliance measure, are now requested for approval under CoA A24 and the IAPAR 2026 guidelines for the remainder of the construction program for the development.

The initial non-statutory due diligence compliance audit occurred on 27 November 2025, covering the Pre-construction and initial construction period. This was carried generally in accordance with the IAPAR 2020 guidelines and flowed on from previous UoN operational audits of other SSD projects undertaken by the audit team in 2025.

The audit will be undertaken in accordance with the 2026 Independent Audit Post Approval Requirements (IAPAR 2026), which requires that the auditor consult with DPHI in relation to the scope of the audit and any requirement for consultation with other parties prior to each audit.

EMM's lead auditor Mr David Bone, previously approved by DPHI for UoN projects will lead the revised audit program with additional assistance from other EMM team members Maddie Whitton and Zainab Ahmed. Due to the tight timing of the upcoming audits following on from the initial audit all required requests and supporting documents have been included in this correspondence.

- Appendix A contains the request for auditor and team approval.
- Appendix B contains the proposed audit program for the project for information.
- Appendix C contains the scope definition and consultation request for the Construction audit.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely



**David Bone**  
Associate Director  
[dbone@emmconsulting.com.au](mailto:dbone@emmconsulting.com.au)

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# Appendix A

Auditor Approval Information

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2 April 2026

Heidi Watters  
Team Leader  
NSW Department of Planning Housing and Infrastructure

**Re: UON City Campus Student Accommodation Audit (SSD 61618229) - request for approval of audit team**

Dear Heidi,

In accordance with the requirements of the Independent Audit – Post Approval Requirements (IAPAR) (March 2026), and specifically Section 3.1 relating to the selection and agreement to auditors and audit teams, we hereby seek the Department’s written approval of the proposed independent auditor(s) and audit team(s) for the above project.

## 1 Proposed Auditor(s) and Audit Team(s)

We propose the appointment of the following auditor(s) and supporting audit team members:

- David Bone – Lead Auditor
- Madaline Whitten and Zainab Ahmed – Audit team members

## 2 Competence

The proposed auditor(s) and team members possess the necessary qualifications, accreditation, and relevant industry experience consistent with Section 3.1.1 of the IAPAR.

Curriculum vitae for each proposed auditor and team member are provided in Appendix A, demonstrating:

- relevant auditing certifications and professional accreditation; and
- experience in environmental management, compliance, and auditing within the applicable industry.

### 3 Independence

In accordance with the IAPAR, each proposed auditor and audit team member has provided a written declaration of independence (Appendix B), confirming that they:

- are independent of the project; and
- have disclosed any prior or current involvement with the project or related entities.

### 4 Multiple Audit Arrangements

Where multiple audits and/or audit teams are proposed, we confirm that:

- approval is sought for the audit team for the entire construction audit program
- each audit will be undertaken independently and in accordance with the IAPAR 2026;
- no conflicts of interest exist between audit teams or scopes; and
- coordination arrangements will ensure consistency in methodology, reporting, and findings across all audits.

### 5 Compliance with IAPAR Requirements

We confirm that:

- no independent audit will commence until written agreement is received from the Planning Secretary; and
- the Department’s approval of the auditor(s) and audit team(s) will be appended to each Independent Audit Report, as required.

Please advise whether the lead auditor and team members are considered to be suitably qualified and experienced.

If you have any questions, please don’t hesitate to contact the undersigned.

Yours sincerely,



**David Bone**  
Associate Director  
[dbone@emmconsulting.com.au](mailto:dbone@emmconsulting.com.au)

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# Attachment A

Curriculum vitae

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## David Bone

Associate Director, Technical Leader Construction Environment

EMM Consulting Pty Limited

### Professional Overview

David is an experienced environmental manager and lead environmental auditor with over 35 years' experience. David delivers site based environmental management, regulatory advice, environmental monitoring, and construction environmental advice to clients across a range of sectors. David is an expert in environmental compliance auditing for construction, mining and extractive and commercial development projects. He has completed over 500 environmental compliance and due diligence audits of mining, commercial, industrial and manufacturing sites in Australia, New Zealand, Indonesia, Japan and South Korea.

David is highly skilled in the design and implementation of environmental compliance documentation and monitoring programs for infrastructure projects and is an extensively experienced Environmental Management Representative (ER/EMR) approved by the NSW Department of Planning Housing and Infrastructure across the infrastructure sector over the last 30 years.

### Qualifications and licences

Associate Diploma in Applied Science (Resource Management), Northern Rivers CAE, 1986

Lead Environmental Auditor, University of NSW, 2002

Soils and Construction, Morse McVey and Associates, 2005

Member NSW Environment Institute (EIANZ) -Post Approval Committee member

Member of the Hunter Environmental Institute, Committee member - Events Co-ordinator

Certified Environmental Practitioner CENvP #137

### Specialisation

Construction environmental management

Environmental Management Representative

Environmental compliance auditing

Design and implementation of environmental compliance documentation and monitoring

### Representative experience

#### NSW DPHI independent lead auditor

- **Central West Orana Transmission Project 2025-2026 (ACJV) soil and water, noise, vibration, biodiversity, traffic, construction. Lead auditor**
- **Glenellen Solar Farm 2024 – 2026 (GPG), erosion and soils, water quality, archaeological heritage and traffic focus**
- **John Hunter Health Innovation Precinct Audit Program 2022-2026 (Multiplex Constructions) biodiversity, erosion and soils, water, and traffic focus**
- **Williamstown North Hanger Extension 2024-2026 (BAE Systems), contamination, archaeological heritage, traffic and erosion control focus**
- University of Newcastle Callaghan and City Campus operational audits 2025 (APP/UoN), air quality, landscaping, waste and noise focus
- Stockton Sand Quarry 5 year IEA – 2024 (Boral) Biodiversity, groundwater, traffic and operational boundary focus
- One Sydney Harbour Audit program 2022-2025 (Lendlease), noise, traffic and urban design focus
- Newcastle Grammar School Park Campus – 2023-2024 (APP), archaeological heritage, contamination and traffic focus

- Crookwell 3 Wind Farm IEA 2023 (GPG), erosion control, traffic, archaeological heritage, noise focus
- Bango Wind Farm IEA 2019, 2022 (CWP Renewables), biodiversity, erosion control, traffic and visual screening focus
- New M5 (M8) Motorway Operational Audit 2021 (FHEOM), Traffic, noise, contamination, urban design, air quality focus. Lead auditor with Noise and Air Quality, surface water, Contamination and groundwater technical specialists.
- Grafton Bridge Operational Audit 2021 (TfNSW), erosion control, flooding, contamination and urban design focus
- Tomago Aluminium Smelter Independent Environmental Audit 2020 (TAC), noise, contamination, biodiversity, surface water quality and waste management focus. Lead auditor with biodiversity and surface water technical specialists
- Newcastle Inner City Bypass Stage 2 IEA 2020 (TfNSW), erosion control, traffic, urban design, noise and vibration focus
- Nundah Bank Rail Upgrade 2006, (UHVA Alliance), erosion control, biodiversity focus
- Karuah Quarry IEA, 2019 (Hunter Quarries), erosion control, surface water, biodiversity, noise and air quality focus
- M4 West Motorway Operational Audit, 2018 (Sydney Motorways Corporation), traffic, contamination, urban design, water quality, erosion control focus

### VIC Planning independent audits

- Mortlake South Wind Farm, 2018 (Acciona Energy Australia)
- Mt Gellibrand Wind Farm, 2019 (Acciona Energy Australia)

### DPHI Independent Environmental Representative

These roles are approved by DPHI and require an extensive knowledge of the legislative requirements, technical knowledge of key areas such as soil and water management, biodiversity, noise and vibration, traffic, air quality and landscape restoration, and experience in the type of major infrastructure is also required to ensure the ER is able to understand the risks of each type of project and how they are delivered to provide the best possible outcomes and compliance. Projects include:

- **Former Wallerawang Power Station Ash repositories – Generator Property Management (GPM) 2024 - current**
- **Inland Rail Narramine to Narrabri (N2N) – 2022 – current**

- **Belmont Desalination Plant (Hunter Water Corporation) 2022 – current**

Former roles

- **M1 Pacific Motorway Upgrade projects** 2006 - 2019– Warrell Creek to Nambucca Heads (Acciona/Ferrovial), Nambucca Heads to Urunga (Abigroup/Lendlease Engineering), Karuah to Bulahdelah Stage 1 (Boulderstone), Bulahdelah Bypass (TfNSW), Coopernook to Herons Creek Alliance (Thiess/TfNSW), Glenugie Alliance (Macmahon/TfNSW), Devils Pulpit (John Holland), Woolgoolga to Ballina Alternate ER, (Roads and Maritime/ TfNSW)
- **Rail transport upgrades for Sydney and Hunter Network projects** 2006 - 2019– Newcastle Light Rail, (Transport for NSW); New Intercity Fleet Maintenance Facility, (Transport for NSW); Minimbah Bank Coal Main Upgrades, (John Holland/ARTC); Maitland to Minimbah 3rd Coal Main, (John Holland/ARTC); Greta Train Support Facility, (Pacific National); Hexham Coal Main Relief Roads, (ARTC); Kingsgrove to Revesby Rail Quadrification, (Transport for NSW)
- **Water and Wastewater Infrastructure major projects** 2010-2018–; Chichester Trunk Gravity Main Tarro to Duckenfield and Seaham to Osterley, Central Coast Inter Regional Transfer main, Maitland 14 Gravity Sewer, (Hunter Water)
- **Renewable Energy** 2006 -2009– Crookwell II Wind Farm (Global Power Generation)

**Infrastructure environmental management roles**

- Environmental Advisor – Ecology – Liddell Power Station Asset Transition Stage 1 and 2 (AGL Macquarie), Sydney Gateway Project (John Holland Seymour Whyte), M12 West (CPB Georgiou), Nelson Bay Road (Daracon), Ropers Road G Loop (Georgiou Group)
- Soil Conservationist providing independent review of the site plans and controls, site inspections and reporting, M1 Freeway Upgrade Kariong to Somersby, NSW, (Fulton Hogan)
- Environmental Specialist providing training for the workforce on environmental aspects of road construction in the remote Anangu Pitjantjatjara Yankunytjatjara Lands (APY Lands) and Outback Way upgrades Arabana Aboriginal Lands South Australia. Aspects covered included: Soil Conservation, Flora and Fauna, Heritage and culture, waste management and air quality.
- Environmental Specialist coordinating preparation of Construction Environmental Management Plan, sub plans and specialist approvals (Ecology, Traffic, Noise and Vibration) to be fed into the REF under preparation by TfNSW, in preparation for construction of the New Intercity Fleet Blue Mountains Route Clearance and Overhead Wire Renewal Project. (Continuum Alliance)
- Soil Conservationist providing erosion and sediment control services, plan development, rehabilitation advice and site inspections for the development on a former Lead Smelter site in Lake Macquarie, Weemala Subdivision Stage 1 (Hunter Development Brokerage/Simmons Civil Contractors)
- Environmental Management Representative responsible for development and approval of all management plans and licenses for the project, daily management of environmental aspects of the project, reporting and monitoring, Transgrid 330kV transmission line upgrade, Tuggerah to Sterland, NSW, (Transgrid)

- Environmental Management Representative responsible for approval of all management plans for the project, review and certification of compliance with the project approvals, Tomago to Tomaree 132kV powerline upgrade, NSW, (Ausgrid)
- Environmental Management Representative responsible for approval of all management plans for the project, review and certification of compliance with the project approvals, site inspection of controls and reporting, Tomago High Voltage Upgrade Project, NSW, (Hunter Water)
- Environmental Management Representative responsible for approval of all management plans for the project, review and certification of compliance with the project approvals, liaison with NSW Department of Planning, Bruxner Highway Alstonville Bypass, NSW, (Reed Group)
- Environmental Management Representative responsible for approval of all management plans for the project, review and certification of compliance with the project approvals, assessment and approval of works outside of standard hours, Newcastle Transport Interchange, NSW, (Transport for NSW)
- Environmental Specialist coordinating preparation of Construction Environmental Management Plans and sub plans for construction of the Sydney Gateway Project (John Holland/Seymour Whyte JV)
- Environmental Specialist coordinating preparation of Construction Environmental Management Plan and sub plans for construction of the Northern Road Stage 5 and 6 (CPB Contractors)
- Environmental Specialist coordinating preparation of tender documentation, costings, and project design reviews for Sydney Gateway Stage 1 and 3. (CPB Contractors)
- Environmental Specialist providing pre-construction services and advice on ancillary facility approvals, licensing and management plan development for upgrade of Moorebank Avenue as part of the Moorebank Intermodal Facility Development (BMD Constructions)
- Environmental Specialist providing services and advice on pre-construction assessments, noise, contaminated areas, soil testing and classification, Inland Rail Project – Parkes to Narromine, NSW, (Inlink JV)
- Environmental Specialist providing services and advice on ancillary facility approvals, licensing, management plan development, ecology, weed mapping, air, noise and vibration monitoring and assessment, Bringelly Road Upgrade Stage 1, NSW, (BMD Constructions)
- Environmental Manager responsible for all management plans and licenses for the project, daily management of environmental aspects of the project, client and NSW government agency liaison, community consultation, site rehabilitation, reporting and monitoring, Tourle Street Bridge and Cormorant Road Duplication, Kooragang Island NSW, (WBHO/McIlwain JV)
- Environmental Specialist providing services and advice on ancillary facility approvals, licensing, management plan development, ecology, weed mapping, air, monitoring and assessment, Camden Valley Way Stages 1,2 3, NSW, (BMD Constructions)

- Environmental Manager responsible for development and approval of all management plans and licenses for the project, daily management of environmental aspects of the project, client and NSW government agency liaison, reporting and monitoring, Cronulla Rail Duplication, NSW, (John Holland); Sandgate Rail Grade Separation, NSW, (John Holland)
- Environmental Manager responsible for development and approval of all management plans and licenses for the project, daily management of environmental aspects of the project, client and NSW government agency liaison, reporting and monitoring, Gosford Rail Passing Loops, NSW, (Downer Group)
- Environmental Manager responsible for all management plans and licenses for the project, daily management of environmental aspects of the project, client and NSW government agency liaison, reporting and monitoring Scone Rail Upgrade, NSW, (Downer Group)
- Environmental Manager responsible for all management plans and licenses for the project, daily management of environmental aspects of the project including Newcastle Harbour dredging, wharf construction, rail construction and coal stockpile construction, client and NSW government agency liaison, community consultation, reporting and monitoring, Newcastle Coal Infrastructure Group Coal Loader Stage 1, Kooragang Island NSW, (Aurecon-Hatch)
- Environmental Manager responsible for all management plans and licenses for the project, daily management of environmental aspects of the project, client and NSW government agency liaison, community consultation, site rehabilitation, reporting and monitoring, North West Growth Centre water services packages 1 and 2, NW Sydney NSW, (John Holland and Reed Constructions)
- Environmental Advisor providing advice to the project team on ecology, erosion control and weeds, Southern Sydney Freightline, NSW, (Arenco/ARTC)
- Environmental Monitoring Specialist providing air quality and noise monitoring for the project, Bulahdelah to Coolongolook Pacific Highway Upgrade, NSW, (Thiess Contractors)
- Environmental Specialist Advisor providing advice to the project team on ecology, erosion control and weeds, Liverpool Rail Turnback, NSW, (John Holland)
- Environmental Specialist Advisor providing services and advice on ancillary facility approvals, licensing, erosion and sediment controls, ecology, weed mapping, air, noise and vibration monitoring and assessment, Lisarow to Ourimbah Pacific Highway Upgrade Stage 2, (Construction Mining Civil Pty Ltd)
- Environmental Specialist providing services and advice on ancillary facility approvals, licensing, erosion and sediment controls, ecology, weed mapping, air, noise and vibration monitoring and assessment, Wyong Rd upgrade, Tumby Umbi NSW (Construction Mining Civil Pty Ltd)

## Extractive industries environmental management

- Internal environmental compliance audit –Limestone Quarry and processing facility 2024, Attunga, Tamworth NSW (Graymont Pty Ltd)
- Environmental Advisor 2004-2018 period providing advice to the project team on ecology, weeds, rehabilitation, water monitoring, compliance and site environmental management, Maroota and Hearses Road Quarries, Maroota NSW, (Dixon Sands)
- Environmental Advisor since 2004 providing advice to the project team on ecology, weeds and rehabilitation, Austen Quarry, Hartley NSW (Hytec Quarries/ Adelaide Brighton Cement)

## Environmental Sampling and Analysis

- Responsible for design, implementation, analysis and reporting for a wide range of air quality sampling techniques as a NATA signatory between 1987 to 1996. Techniques included, dust deposition, high volume air sampling (TSP, PM10, PM2.5), metals in dust, fluoride, asbestos, SMF and air toxic monitoring (formaldehyde, benzene compounds, explosive atmospheres).



## Maddie Whitten

Environmental Consultant  
EMM Consulting Pty Limited

### Professional Overview

Maddie is an Environmental Consultant with experience in environmental compliance, auditing and rehabilitation management within the NSW mining and resources sector. She began her career as a site-based Environmental Officer, where she was responsible for ensuring compliance with environmental approvals, licences and management plans and supporting the delivery of environmental monitoring and reporting programs.

During this time, Maddie participated in multiple Independent Environmental Audits (IEAs) and internal environmental assurance audits, including the preparation of evidence, coordination of audit documentation and facilitation of site inspections. This experience provided her with a strong practical understanding of audit processes, regulatory compliance frameworks and environmental management systems for large resource operations.

As a consultant, Maddie has continued to support environmental audit programs as an assistant auditor, contributing technical expertise in rehabilitation, land management and environmental compliance. She also delivers environmental assessments and management plans for mining, renewable energy and agricultural developments across NSW.

Maddie combines strong technical knowledge of environmental legislation and regulatory requirements with practical operational experience, allowing her to effectively support audit teams and assist clients in maintaining compliance and improving environmental performance.

### Qualifications and licences

Bachelor of Environmental Science and Management (Sustainability), University of Newcastle, 2014

ICAM Lead Investigator Accreditation, 2016

Primary Ethics Teacher Training, 2014

General Construction Induction (White Card), 2024

### Specialisation

Environmental compliance auditing and assurance programs

Environmental management systems (EMS) and compliance frameworks

Rehabilitation strategies, closure planning and mine liability assessments

Soil survey and land resource assessments

Agricultural impact assessments

GIS services, map development, project planning and spatial analysis

Erosion and sediment control planning

### Environmental Audit Experience

- Participation in Independent Environmental Audits (IEAs) for NSW mining operations, including preparation and collation of audit evidence, coordination of documentation and facilitation of auditor site inspections.
- Participation in internal environmental assurance audits, reviewing site compliance with development consent conditions, EPL requirements, management plans and environmental management systems.
- Assistant auditor as part of consulting teams undertaking environmental audits for resource projects, contributing technical input on rehabilitation, land management and environmental compliance.
- Review of environmental management documentation including environmental management plans, monitoring reports and compliance registers to support environmental audit programs.

- Preparation and organisation of environmental records, monitoring data and operational documentation to support compliance verification during audit processes.

### Representative experience

- Ravensworth South Coal Mine – Independent Environmental Audit (Rehabilitation), 2024
- Mackas Sand Quarry – Independent Environmental Audit (Rehabilitation), 2024
- Moolarben Coal Mine – Independent Environmental Audit (Rehabilitation), 2024
- Mt Arthur Coal Mine – Independent Environmental Audit (Rehabilitation), 2024
- Hunter Valley Operations (HVO) – Independent Environmental Audit (Rehabilitation), 2023
- Inland Rail, Operational readiness support, NSW (ARTC)
- Project Management of Fauna Surveys, Narrabri (WHC)
- Gunnedah CHPP Environmental Support, Gunnedah (WHC)
- Biodiversity Offsets Erosion Rehabilitation Plans, North-West NSW (WHC)
- Warrah Ridge Quarry Pollution Incident Response Management Plan, Quirindi (Liverpool Plains Shire Council)
- Merriwa Solar Agricultural Impact Assessments, Hunter Valley Operations (Ulan Coal)
- Ashford Coal BSAL Assessments, Ashford (Laneway Resources)
- Loma Beef Feedlot, Construction and Operational Environmental Management Plan, Tamworth (Goonoo Goonoo Pastoral)
- Bullawah Wind Farm Project, Decommissioning and Rehabilitation Strategy, Riverina (BayWa r.e)
- Whitehaven Solar Farm Project, Preliminary Site Investigation-Land Contamination, Narrabri (WHC)
- Lambruk Solar Farm Project, Decommissioning and Rehabilitation Strategy, Tamworth (Venn Energy)

- Lambruk Solar Farm Project, Biosecurity Management Risk Assessment, Tamworth (Venn Energy)
- Cooma Solar and Battery Project, Biosecurity Management Risk Assessment, Cooma (ACEN)
- Cooma Solar and Battery Project, Decommissioning and Rehabilitation Strategy, Cooma (ACEN)
- Dubbo Quarry Project, Rehabilitation Management Plan, Dubbo (Holcim)



## Zainab Ahmed

Environmental Scientist  
EMM Consulting Pty Limited

### Professional Overview

Zainab is an environmental scientist with over 4 years' experience in the environmental planning field. Zainab has gained broad-ranging experience in managing the delivery of strategic planning studies, environmental assessments and plans, risk assessments, auditing and compliance and environmental management systems (EMS) for large and complex programs and projects across both the public and private sector.

Zainab brings to any role a deep understanding of the development, planning, delivery and operation of infrastructure projects; she has a strong attention to detail, a forward-thinking nature and excellent relationship-building, communication and problem-solving abilities.

### Qualifications and licences

Master of Science (Environmental Science), Macquarie University, 2021

Bachelor of Science (International Relations and Affairs), University of London Islamabad, 2018

General Construction Induction White Card

### Specialisation

Environmental impact statements and assessments  
Environmental auditing, compliance and monitoring  
Field testing and sampling  
Stakeholder engagement  
Land use planning

### Representative experience

- Glenellen Solar Farm – support for independent audit undertaken for construction phase, consultation with various NSW agencies undertaken (GPG Australia)
- Williamtown Audit – support for independent audit undertaken for construction phase (BAE System)
- Mayfield Cargo Storage Facility – support for independent audit undertaken for construction phase (Port of Newcastle)
- One Sydney Harbour – support for independent audit undertaken for operational phase (Lendlease)
- Nihon University – support for independent audit undertaken for operational phase (APP Group)
- City Campus Audits - support for independent audit undertaken for construction and operational phase (APP Group)
- Central West Orana REZ Transmission – support for independent audit undertaken for construction phase (ACJV)
- John Hunter Hospital – support for independent audit undertaken for construction and operational phase (Metford)

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# Attachment B

Declaration of Independence Forms

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## Pre-audit Declaration of Independence Form

Pre-audit Declaration of Independence – Lead Auditor	
<b>Project Name</b>	City Campus Student Accommodation
<b>Application Number</b>	SSD-61618229
<b>Project Address</b>	The University of Newcastle; Lot 2 & 5 DP 1247375
<b>Proponent</b>	The University of Newcastle
<b>Date</b>	01/04/2026
I declare that:	
<ul style="list-style-type: none"> <li>i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;</li> <li>ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;</li> <li>iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;</li> <li>iv. I am not an Environmental Representative for the project; and</li> <li>v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.</li> </ul>	
Notes:	
<ul style="list-style-type: none"> <li>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</li> <li>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)</li> </ul>	
<b>Name of Proposed Auditor</b>	David Bone
<b>Signature</b>	
<b>Qualification</b>	ADAS Resources Management 1986; CENVP Lead Environmental Auditor #137
<b>Company</b>	EMM Consulting Pty Limited
<b>Company address</b>	Level 3, 175 Scott Street, Newcastle, NSW 2300

## Pre-audit Declaration of Independence Form

Pre-audit Declaration of Independence – Support Auditor	
<b>Project Name</b>	City Campus Student Accommodation
<b>Application Number</b>	SSD-61618229
<b>Project Address</b>	The University of Newcastle; Lot 2 & 5 DP 1247375
<b>Proponent</b>	The University of Newcastle
<b>Date</b>	01/04/2026
I declare that:	
<ul style="list-style-type: none"> <li>i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;</li> <li>ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;</li> <li>iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;</li> <li>iv. I am not an Environmental Representative for the project; and</li> <li>v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.</li> </ul>	
Notes:	
<ul style="list-style-type: none"> <li>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</li> <li>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)</li> </ul>	
<b>Name of Proposed Auditor</b>	Madeline Whitten
<b>Signature</b>	
<b>Qualification</b>	Bachelor of Environmental Science and Management, University of Newcastle, 2014
<b>Company</b>	EMM Consulting Pty Limited
<b>Company address</b>	Level 3, 175 Scott Street, Newcastle, NSW 2300

## Pre-audit Declaration of Independence Form

Pre-audit Declaration of Independence – Support Auditor	
<b>Project Name</b>	City Campus Student Accommodation
<b>Application Number</b>	SSD-61618229
<b>Project Address</b>	The University of Newcastle; Lot 2 & 5 DP 1247375
<b>Proponent</b>	The University of Newcastle
<b>Date</b>	01/04/2026
I declare that:	
<ul style="list-style-type: none"> <li>i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;</li> <li>ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;</li> <li>iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;</li> <li>iv. I am not an Environmental Representative for the project; and</li> <li>v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.</li> </ul>	
Notes:	
<ul style="list-style-type: none"> <li>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</li> <li>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)</li> </ul>	
<b>Name of Proposed Auditor</b>	Zainab Ahmed
<b>Signature</b>	<i>zainabahmed</i>
<b>Qualification</b>	Master of Science (Environmental Science), Macquarie University, 2021 Bachelor of Science (International Relations and Affairs), University of London Islamabad, 2018 General Construction Induction White Card
<b>Company</b>	EMM Consulting Pty Limited
<b>Company address</b>	The Forum, level 10/201 Pacific Hwy, St Leonards NSW 2065

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# Appendix B

SSD 61618229 –Audit Program

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## B.1 SSD 61618229 Mod 1 – Audit Program

Key dates for the audit program are:

- Approval of development SSD 61618229 – 6/6/2025
- Commencement of construction 7/7/2025

**Table B.1 Audit Program**

Audit Ref	Timing and scope	Reporting and Proponents response due date	Status
Initial Construction prior to Mod1 7/6/25 – 27/11/25	27 November 2025 – Pre-construction and early construction elements	February 2026	Audit team approved and audit complete
Construction 2 post Mod 1 27/11/25 – 28/5/26	Construction elements	23 July 2026	Audit team to be approved audit scheduled for 28 May 2026
Construction 3 29/5/26 – 27/11/26	Construction elements	22 January 2027	Audit team approved from Construction audit 2, scheduled for 27 November 2026
Construction 4 27/11/26 – 28/5/27 (date may be adjusted to occur 12 weeks after operation 18/6/27)	Construction, pre-operation and operational requirements (subject to DPPI approval)	23 July 2027	Audit team approved from Construction audit 2, scheduled for 28 May 2027. Operation scheduled to be in late March 2027.
Operational 1 (optional) 18/6/27	Operational requirements	13 August 2027	Audit team to be approved, audit scheduled for 18 June 2027 (Based on a late March 2027 completion date)

All audits to be conducted in accordance with SSD 61618229 Condition A24 which requires that Independent Audits must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements in force at the time the audit commences, as approved by the Secretary and published on the Department’s website.

The guideline current at the time of preparation is the IAPAR 2026 (March 2026) document.

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# Appendix C

SSD 61618229 Mod 1 – Audit Scope Development consultation

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2 April 2026

Heidi Watters  
Team Leader  
NSW Department of Planning Housing and Infrastructure

**Re: SSD 61618229 - University of Newcastle - Construction Audit #2 Advice and Scope requirements**

Dear Concerned,

EMM Consulting Pty Limited (EMM) has been engaged by The University of Newcastle to undertake a program of independent environmental audits (IEA) of the Student Accommodation Facility. In accordance with the development consent (SSD 61618229) for the project, specifically Schedule 2, Part A, Conditions A24. The audit team approval was sought on 2 April 2026. The audit team has developed an audit program for the upcoming construction audit. This construction audit is programmed to be undertaken starting with a site inspection and interviews planned for 28 May 2026.

The IEA will review pre-construction and construction aspects for the property. EMM's lead auditor Mr David Bone, will conduct the audit. The audit will be undertaken in accordance with the 2026 Independent Audit Post Approval Requirements (IAPAR 2026), which requires that the auditor consult with DPHI in relation to the scope of the audit and any requirement for consultation with other parties. An agenda for the audit is attached for your reference.

Currently no key stakeholders have been contacted by the audit team in relation to this audit. Where DPHI require any consultation to occur or consider that the audit should have any key areas of focus, the scope will be adjusted to include these requests.

All matters raised will be documented as part of the audit process and responses included in the audit report submitted to DPHI. Should you have any questions, please do not hesitate to contact me.

Yours sincerely



**David Bone**  
Associate Director  
[dbone@emmconsulting.com.au](mailto:dbone@emmconsulting.com.au)

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# Attachment A

SSD 61618229 –Construction Audit #2 Scope

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## A.1 SSD 61618229 –Construction Audit #2 Scope

The scope of the IEA is to assess the Project’s compliance with SSD-61618229 and any strategy, plan or program required under the consent. The conditions to be audited will include but not be limited to those listed in the Table A.1 and Table A.2 below.

**Table A.1 Relevant audit conditions – Construction Audit #2**

Condition	Requirement
A1-A4, A6- A22, A24	Administrative Conditions
B18	Maximum Height (Mod 1 changes only)
C1 – C3, C24	Site Notices and approved plans
C4 -C5	BCA approvals
C6 – C10	Hours of construction
C11, C38	Management plan implementation
C12-C18	Noise and Vibration
C19	Erosion and Sediment Control
C20	Seepage and Stormwater disposal
C21-C23, C28-C29	Works zones, unloading and loading
C25-C26	Waste management and stockpiling
C27	Dust control measures
C30-C34	Asbestos and hazardous waste management
C35-C36	Aboriginal Heritage
C37	Groundwater Management
C39-C45	Heritage Management
AN1 – AN8	Advisory notes

**Table A.2 Other documents**

Additional Information
Environmental monitoring and management data supplied to meet the requirements of the above-mentioned plans Permits and licenses required under the approval (ROL, Section 138 Permits etc)

The IEA will be led by David Bone, certified environmental practitioner – Environmental auditing, construction environmental management (CENVP #137). During the IEA he will:

- determine the project’s compliance against all conditions of SSD-61618229;
- work with personnel to determine the significance of any non-compliances, if identified, and recommend actions to achieve regulatory compliance; and
- in the final audit report, note any actions to be taken to rectify any identified non-compliance.

The following agenda will be used for the audit:

- review approval conditions and prepare audit compliance matrix
- prepare an RFI of information required to be reviewed during the audit
- conduct a site based inception meeting with relevant parties to confirm the objectives and scope:
  - confirm the audit objectives, scope and criteria;
  - explain how the audit will be conducted;
  - explain the sample methodology and associated uncertainty;
  - confirm the communication channels during and after the audit;
  - confirm the auditee will be kept informed during the audit; and
  - inform the auditee that notes will be taken.
- conduct the audit:
  - inspect the site;
  - interviews with onsite personnel; and
  - review the onsite management documents and evidence (if time permits, otherwise this component will be completed at EMM offices following the site component).
- preliminary review findings and assign them as: compliant, non-compliant or not triggered.
- Conduct a close out meeting to ensure all required data for completion of audit has been collated and is available to the audit team.