

# INDEPENDENT AUDIT REPORT

---

HASTINGS SECONDARY COLLEGE UPGRADE


SSD 11920082

MAY 2022

## Revision History

Revision	Date	Prepared By	Reviewed By	Description
V0	30/5/22	SF	PH	For issue to client for comment
V1	8/6/22	SF	DL	Final report
V2	27/02/2023	SF	DL	Final report amended App C as requested by DPE 16/2/23.

## Authorisation

<b>Author name</b>	Steve Fermio	<b>Reviewer / approver name</b>	Derek Low
<b>Author position</b>	Principal Auditor	<b>Review position</b>	Lead Auditor
<b>Author signature</b>		<b>Reviewer / approver signature</b>	
<b>Date</b>	8/6/22	<b>Date</b>	8/6/22

## Disclaimer

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

## CONTENTS

<b>Executive Summary .....</b>	<b>5</b>
<b>1. Introduction.....</b>	<b>7</b>
1.1 Project overview .....	7
1.2 Approval requirements.....	8
1.3 The audit team .....	8
1.4 Audit scope.....	8
<b>2. Audit methodology .....</b>	<b>10</b>
2.1 Audit process.....	10
2.2 Audit process detail .....	11
2.2.1 Audit initiation and scope development.....	11
2.2.2 Preparing audit activities .....	11
2.2.3 Meetings and Interviews.....	12
2.2.4 Site inspection .....	12
2.2.5 Document review.....	12
2.2.6 Generating audit findings.....	12
2.2.7 Compliance evaluation .....	12
2.2.8 Evaluation of post approval documentation .....	13
2.2.9 Completing the audit.....	13
<b>3. Audit findings.....</b>	<b>14</b>
3.1 Approvals and documents audited, and evidence sighted .....	14
3.2 Non-compliance, Observations and Actions .....	14
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents.....	19
3.4 Project's EMS.....	19
3.5 Summary of notices from agencies.....	19
3.6 Other matters considered relevant by the Auditor or DPE.....	19
3.7 Complaints .....	19
3.8 Incidents.....	19
3.9 Actual versus predicted impacts .....	20
<b>4. Conclusions .....</b>	<b>22</b>

<b>5. Limitations .....</b>	<b>23</b>
<b>Appendix A – SSD 11920082 of consent .....</b>	<b>24</b>
<b>Appendix B – OPERATIONAL Sub-Plan Mitigation Measures .....</b>	<b>63</b>
<b>Appendix C – Planning Secretary Agreement of Independent Auditors .....</b>	<b>66</b>
<b>Appendix D – Consultation Records .....</b>	<b>69</b>
<b>Appendix E – Site Photographs .....</b>	<b>70</b>
<b>Appendix F – Independent Declaration Forms .....</b>	<b>76</b>

## EXECUTIVE SUMMARY

The NSW Department of Education – Schools Infrastructure NSW is responsible for delivering the Hastings Secondary College Upgrade (HSCU, or the Project). The Project involves upgrades to Hastings Secondary College Port Macquarie Campus, including:

- refurbishment of parts of two existing buildings
- provision of a two storey Creative and Performing Arts (CAPA) building
- joint use PCYC facility (works not subject of this audit)
- covered outdoor learning area (COLA)
- new covered walkways and lift connections;
- upgrades to the school entrance and signage; and
- associated works include demolition, tree removal, earthworks, landscaping, stormwater works and services

Consent for the Project, State Significant Development (SSD) 11920082, was granted on 1 December 2021, subject to a number of Conditions of Consent (CoC).

The objective of this Independent Audit is to satisfy SSD 9491, Schedule 2, CoC C35. It requires that Independent Audits of the development be carried out in accordance with the Project's Independent Audit Program and the *Independent Audit Post Approval Requirements* (Department 2020). The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the first Construction Audit of the School.

Currie & Brown has been appointed as the client representative on behalf of Schools Infrastructure NSW. FKG Group (FKG) is the principal contractor. Construction works began on 24 January 2022.

Compliance records were well organised and readily available at the time of the interview and site inspection with FKG.

In summary:

- There were 104 CoCs assessed comprising:
  - 61 compliant
  - 38 not triggered
  - 5 non-compliant
  - 3 observations
- Two non-conformances with the Construction Environmental Management Plan were identified.

Findings made during the audit can be summarised as:

- Site induction content needs to include additional environmental content particularly with regard to site specific significant environmental issues, hours of work, potential for encountering Aboriginal and non aboriginal heritage, etc
- No evidence provided that the safety incident that occurred on 1 February 2022 was notified to DPE through the Major Project portal.
- Non reporting to DPE of non compliance related to safety incident on 1 February 2022
- CEMP was forwarded to Certifier on 17 May 2022 which was after construction commenced
- No evidence provided of Driver Code being included in Site Inductions or issued / communicated to sub contractors when they are awarded a contract.
- On day of site inspection, the Site Notice did not have name of Certifier or structural engineer listed
- Suggest NMLs and Highly Noise Affected Level (75dBA) be included in noise monitoring register to assist identify when levels exceeded and any actions taken to address exceedances in the comments column and details of construction work being carried out at the time of monitoring.
- Materials stacked within Tree Protection Zone area on day of inspection need to be removed and area kept free of stored materials etc for remainder of construction period
- Ensure waste contractor provides waste classification and tracking information they are contracted to provide and that this is provided for waste services already provided and on a regular basis in the future

We would especially like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

## 1. INTRODUCTION

### 1.1 Project overview

The NSW Department of Education – Schools Infrastructure is responsible for delivering the Hastings Secondary College Upgrade (LCPSR, or the Project). The Project site is located on approximately 3.5ha of land at 16 Owen Street, Port Macquarie NSW 2444 (legally described as Lot 11, DP 1270315) in the Port Macquarie Hasting local government area. The Project location is presented in Figure 1.



*Figure 1 Hastings Secondary College location*

The Project involves an upgrade to the school to accommodate current and future population growth in the area comprising:

- Upgrade to school entry, including signage
- Construction of new two (2) storey Creative and Performing Arts (CAPA) building
- Construction of new Police Citizens Youth Club (PCYC) (not commenced at time of audit)
- Construction of a multi-sports facility
- Partial refurbishment of Building L
- Partial refurbishment and alteration to Building B
- Roof replacement of Building T
- New lift connections
- 3 covered outdoor learning area (COLA) and covered walkways

- Associated earthworks, landscaping, stormwater works, service upgrades; and
- Tree removal/ tree safety works.

Currie & Brown is appointed as the client representative on behalf of Schools Infrastructure NSW. FKG is the principal contractor. Construction works began 24<sup>th</sup> January 2022. This is the first audit of the construction of the Project.

## 1.2 Approval requirements

Conditions of Consent (CoC) C34 – C39 of Schedule 2 of SSD 11920082 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's Independent Audit Guideline Post Approval Requirements, 2020 (IAPAR).

## 1.3 The audit team

In accordance with Schedule 2, CoC C34 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498)
- Ann Azzopardi (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Lead Environmental Auditor (Certificate No 208582)

Approval of the Audit Team was provided by the Department on 15 March 2022. The letter of approval is presented in Appendix C.

## 1.4 Audit scope

This Independent Audit relates to the construction of the Project covering the period from 24<sup>th</sup> January 2022 to 13 May 2022.

The scope of the Independent Audit comprises:

- an assessment of:
  - all CoCs applicable to the phase of the development that is being audited (i.e. construction)
  - post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management Plans and Sub-plans
  - all environmental licences and approvals applicable to the development (excluding environmental protection licences issued under the *Protection of the Environment Operations Act 1997*);
- an assessment of the environmental performance of the development, including but not necessarily limited to, an assessment of:



- actual impacts compared to predicted impacts documented in the environmental impact assessment;
  - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
  - incidents, non-compliances and complaints that occurred or were made during the audit period
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
  - feedback received from the Department, and other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
  - a high-level review of the Project's environmental management systems, including assessment of any third-party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems
  - a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
  - details of any other matters considered relevant by the Auditor or the Department, taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department's IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

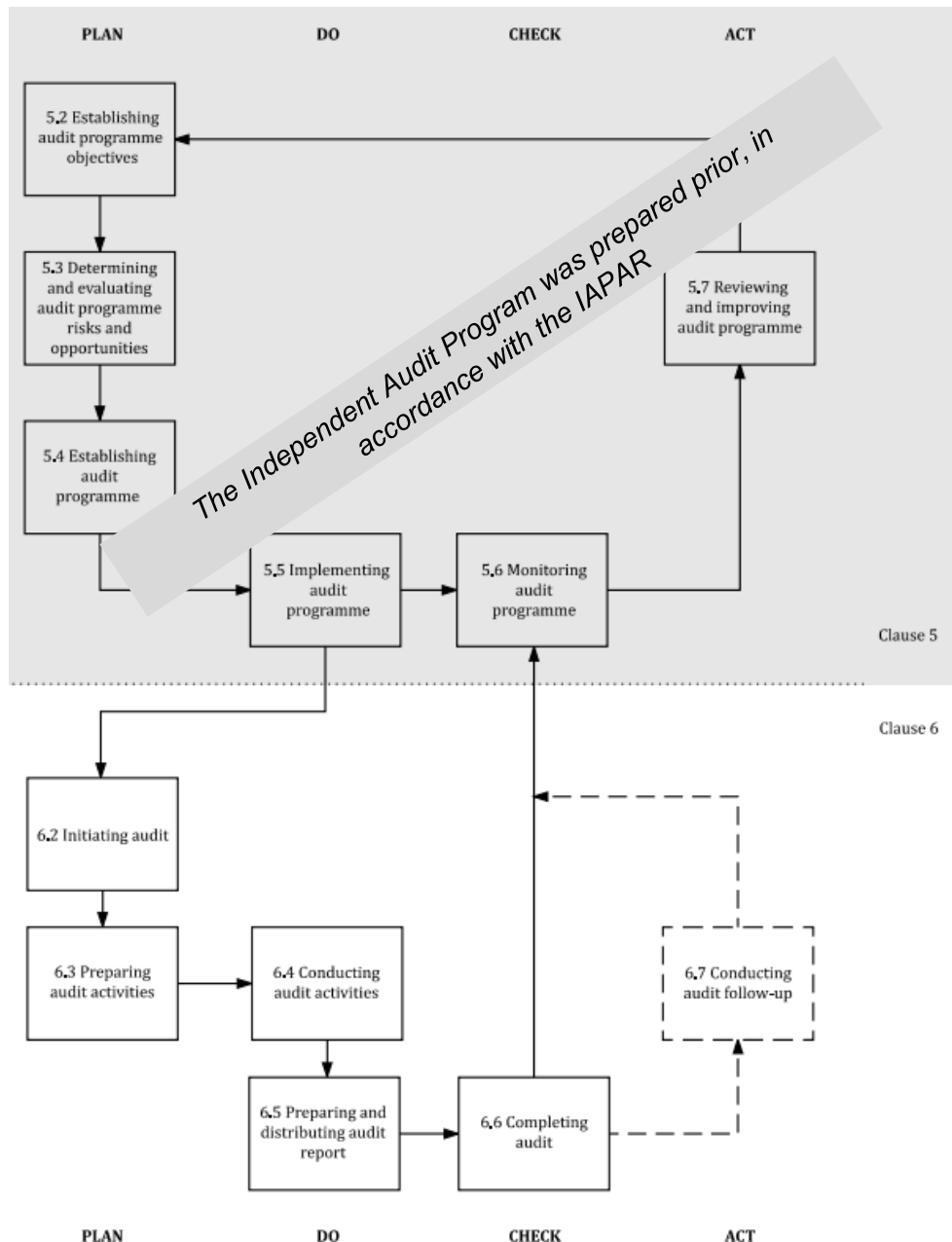


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

On 14 April 2022, WolfPeak consulted with the Department, to obtain its input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. No response was received.

### 2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed as part of the audit were:

- *Environmental Impact Statement for State Significant Development, Upgrades to Hastings Secondary College – Port Macquarie Campus*, DFP Planning Pty Ltd, May 2020 (the EIS).
- *Response to Submissions Report, Hastings Secondary College Port Macquarie Campus Upgrade*, DFP Planning Pty Ltd, September 2021 (the RtS).
- *Development Consent SSD 11920082*, 1 December 2021 (the Consent).
- *Community Communication Strategy, Hastings Secondary College Upgrade, Port Macquarie Campus*, January 2022, Schools Infrastructure NSW (the CCS) (CCS).
- *Construction Traffic and Pedestrian Management Sub-Plan, Hastings Secondary College Port Macquarie Campus Upgrade*, TTPA, December 2021 (CTPMSP).
- *Hastings Secondary College, Port Macquarie Campus, Construction and Demolition Waste Management Plan*, Elephants Foot Recycling Solutions, April 2021 (CWMP).
- *Hastings Secondary College, Port Macquarie Campus, Operation Waste Management Plan*, Elephants Foot Recycling Solutions, April 2021 (OWMP).
- *Construction Environmental Management Plan, Hastings Secondary College – 21026, V3*, FK Gardner and Sons Pty Ltd, January 2022 (CEMP).
- *Construction Noise and Vibration Management Plan, Hastings Secondary College Upgrade Port Macquarie Campus*, JHA Services, December 2021, (CNVMP)
- *Soil and Water Management Plan, Hastings Secondary College*, NORTHROP, December 2021 (CSWMP).
- *Staging Report Hastings Secondary College V1.7*, December 2021
- *Hazardous Materials Management Plan, Hastings Secondary College*, Douglas Partners, December 2021 (HMMP).

### 2.2.3 Meetings and Interviews

Opening and closing meetings were held with the Auditor (Steve Fermio) and the following Project personnel on 13 May 2022 at the project site office on Burrawan Street, Port Macquarie:

- Luke Brazier; Project Engineer, FKG
- Anthony Trojkovic; Safety Advisor, FKG
- Josh Pointon; Project Manager, FKG
- Steve Fermio: Auditor, WolfPeak

The Auditor conducted interviews during the site inspection with the key personnel above who are involved in Project operations, to assist with verifying the compliance status of the development. During the opening interview the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing interview, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions and timeframes were confirmed.

All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

### 2.2.4 Site inspection

The site inspection was undertaken on 13 May 2022 with the involvement of the above personnel. Photos are presented in Appendix E.

### 2.2.5 Document review

The Independent Audit included investigation and review of Project files, records and documentation that act as evidence of compliance with a compliance requirement. The documents sighted are included with Appendices A and B.

### 2.2.6 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports.
- interviews with project personnel.
- photographs; and
- figures and plans.

### 2.2.7 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

- **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.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

## 2.2.8 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

## 2.2.9 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 11920082 applicable to the construction phase of the project and works being undertaken during the audit period, and selected mitigation measures and commitments from the CEMP. The evidence against each requirement is detailed within Appendices A and B.

#### 3.2 Non-compliance, Observations and Actions

This Section, including Table 1, presents any non-compliances and observations from the Independent Audit. Detailed findings against each requirement are presented in Appendix A and B.

- There were 104 CoCs assessed comprising:
  - 61 compliant
  - 38 not triggered
  - 5 non-compliant
  - 3 observations
- Two non-conformances with the CEMP were identified.

Table 1 Audit findings and actions

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Open / Closed
IA1 1	A24	Observation	<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><b>Site induction content needs to include additional environmental content particularly with regard to site specific significant environmental issues, hours of work, potential for encountering Aboriginal and non aboriginal heritage, etc.</b></p>	Amend Site Induction to include additional environmental content		OPEN
IA1 2	A25	Non-compliance	<p>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident</p> <p><b>No evidence provided that the safety incident that occurred on 1 February 2022 was notified to DPE through the Major Project portal.</b></p>	Notify incident via Major Project portal		OPEN
IA1 3	A27	Non-Compliance	<p>The Planning Secretary must be notified through the Major Projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the Major Projects portal within seven days after they identify any non-compliance.</p> <p><b>Non reporting to DPE of non compliance related to A25 (safety incident on 1 February 2022) also constitutes a non compliance</b></p>	To be advised	To be advised	OPEN

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Open / Closed
IA1 4	B14	Non-Compliance	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information.</p> <p><b>Non-compliant as CEMP forwarded to Certifier on 17/5/22 which was after construction commenced</b></p>	CEMP provided to Certifier on 17/5/22	FKG	CLOSED
IA1 5	B19	Non-compliance	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers</p> <p><b>Non compliant as no evidence provided of Driver Code being included in Site Inductions or issued / communicated to sub contractors when they are awarded a contract.</b></p>	<p>FKG issued Code to relevant subcontractors on 17/5/22.</p> <p>Aconex reference: FKG-GCOR-001936</p>	FKG on 17/05/2022	CLOSED
IA1 6	C1	Non-Compliance	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <p>(a) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaints, must be displayed on the site notice(s)</p> <p><b>Non compliant as on day of site inspection the Site Notice did not have name of Certifier or structural engineer listed</b></p>	Site notice amended	FKG	CLOSED
IA1 7	C13	Observation	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	Add NMLs to tracking spreadsheet	FKG	OPEN

COMMERCIAL IN CONFIDENCE



Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Open / Closed
			<p>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> <p><b>Suggest NMLs and Highly Noise Affected Level (75dBA) be included in noise monitoring register to assist identify when levels exceeded and any actions taken to address exceedances in the comments column and details of construction work being carried out at the time of monitoring.</b></p>			
IA1 8	C19	Observation	<p>For the duration of the construction works:</p> <p>...all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report prepared for Hastings Secondary College Port Macquarie Campus dated 16 April 2021 and 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...</p> <p><b>Materials stacked within TPZ areas on day of inspection need to be removed and all TPZs kept free of stored materials etc. for remainder of construction period</b></p>	Stacked materials within TPZ removed on day of site inspection	FKG	CLOSED
IA1 9	C31	Observation	<p>The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction</p> <p><b>Ensure waste contractor provides waste classification and tracking information they are contracted to provide and that this is provided for</b></p>	FKG to request waste report from waste removal company & have it stored locally on the server	FKG	OPEN

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Open / Closed
			<b>waste services already provided and on a regular basis in the future</b>			
CEMP	Section 2.1 Environmental Awareness	Non-conformance with CEMP	<p>All FKG and S/C employees shall receive an induction into the project in accordance with the Site Induction procedure including completing the Site Induction Record Form (Lucidity online document).</p> <p>The induction shall include the requirements for the conduct of activities which have the potential for significant environmental impact.</p> <p><b>Site induction does not include specific significant environmental activities relevant to this site or Aboriginal and historic heritage requirements</b></p>	The prestart sign-in document has been amended to include heritage finds	FKG	OPEN
CEMP	Section 3.5.2 Mitigation Strategies (Heritage)	Non-conformance with CEMP	<p>All workers (including contractors) should be made aware that it is ill to harm an Aboriginal object or historic relics, and if a potential Aboriginal object or historic relic is encountered during activities, then all work at the site will cease and the OEH will be contacted to advise on the appropriate course of action to allow the Birpai People to record and collect the identified item(s)</p> <p><b>Site induction does not contain sufficient information regarding potential for encountering Aboriginal or historic heritage and what to do if that occurs</b></p>	The prestart sign-in document has been amended to include heritage finds	FKG	OPEN

### 3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

A review was conducted of the implementation of selected aspects of the CEMP and in particular the heritage, dust, soil and water and site induction components of that document. The details of the review are provided in Appendix B.

The CEMP appears adequate for the works being undertake and our assessment indicates that the plan is generally being effectively implemented on the Project. The absence of any community complaints or environmental incidents (a safety incident occurred in February), indicates that it is contributing to achieving an effective level of environmental and community protection. Accordingly, the document is considered currently fit for purpose.

### 3.4 Project's EMS

We are not aware if there is an Environmental Management System for the operation of the Project. However, it is evident that the contractor has effectively operationalised the environmental aspects of the Project Approval and management plans within its project systems.

### 3.5 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period.

### 3.6 Other matters considered relevant by the Auditor or DPE

No matters were raised by DPE for review during the audit and the auditor has not identified any other matters other than those raised as findings in Table 2.

### 3.7 Complaints

No complaints regarding construction activities were received during January – March 2022. A complaint from a member of the community was received via the school Principal (27 April) regarding a generator that is in occasional use on site to power the multipurpose hall due to power supply issues. It is understood the generator was not switched off after community activities on the weekend and that the use of generator is only required during approved work hours. It does not appear that this is a construction related activity.

The complaints register is available on the Project website, last updated on 11 May 2022.

### 3.8 Incidents

It is understood that there was a safety incident on 1/2/22 associated with potential contact with live mains during footing demolition work. The incident was reported to SafeWork NSW on the

same day however there is no evidence to suggest that DPE was also notified through the Major Project portal as required by CoC A25.

No environmental incidents are known to have occurred.

### 3.9 Actual versus predicted impacts

The audit considered the actual construction impacts arising from the Project and whether they are consistent with the impacts predicted in the EIS (from Table 14 of that document). A summary of the assessment is presented in Table 3.

*Table 2 Summary of predicted versus actual impacts*

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Air quality	The Air Quality Assessment identifies potential air and dust emissions that may occur throughout the construction phase	No complaints have been recorded from the community regarding dust emissions and no dust emissions observed at the time of the inspection.	Y
Traffic and access	<p>It is noted during Stage 1, all vehicle entry and exit movements are to be in a forward direction only, with spoil to be loaded within the site and under the careful supervision of an authorised traffic controller. An authorised traffic controller would also be required for the movements of vehicles that would cross the footpath during deliveries.</p> <p>All workers and subcontractors engaged on-site would be required to complete a site induction.</p> <p>There is a requirement for an authorised traffic controllers to be present throughout the demolition, and construction stages of the project.</p> <p>A Work Zone will be required throughout the duration of the construction stage along the PCYC frontage of the school along Owen Street, between the site boundary and the intersection of Gordon Street and Owen Street. It is currently fronted by 60-degree angled, unrestricted spaces.</p> <p>Additional Work Zone along Owen Street, south of the existing main entry gate may be required.</p>	On the day of the site inspection the work zone on Owen Street was clear of construction vehicles. There were no obstructions to traffic or pedestrian movements and construction traffic within the site appeared to be orderly and well managed.	Y
Noise and vibration	Based on the results of the preliminary assessment, the noise	No complaints have yet been made by members of the community in relation	N

	<p>associated with the normal construction works is expected to exceed the noise limits for highly noise affected receivers within standard hours.</p> <p>For any vibration intensive plant expected to be within close proximity of the minimum distances described in the Noise &amp; Vibration Impact Assessment, the contractor must engage a qualified engineer to carry out a vibration survey in order to assess any potential risks.</p> <p>The vibration survey and assessment will determine whether the vibration levels might exceed the relevant criteria then vibration mitigation and management measures will need to be put in place to ensure vibration impacts are minimized as far as practicable.</p>	<p>to noise generated from construction activities.</p> <p>Noise monitoring undertaken indicates the highly noise affected level (75dB(A)) has not been exceeded by construction related work.</p>	Impacts less than predicted
Aboriginal Heritage	<p>The ACHA identified that given the very high level of disturbance that is evident across the study area it is therefore considered that the impact associated with the proposed development will consist of a very low risk of impacting Aboriginal archaeological material.</p>	<p>Not Aboriginal archaeological materials have been uncovered during the works to date.</p>	Y

## 4. CONCLUSIONS

The overall outcome of the Independent Audit was positive.

Compliance records were well organised and readily available at the time of the interview and site inspection with FKG personnel on 13 May 2022.

In summary:

- There were 104 CoCs assessed comprising:
  - 61 compliant
  - 38 not triggered
  - 5 non-compliant
  - 3 observations
- Two non-conformances with the CEMP were identified.

Findings made during the audit can be summarised as:

- Site induction content needs to include additional environmental content particularly with regard to site specific significant environmental issues, hours of work, potential for encountering Aboriginal and non aboriginal heritage, etc
- No evidence provided that the safety incident that occurred on 1 February 2022 was notified to DPE through the Major Project portal.
- Non reporting to DPE of non compliance related to safety incident on 1 February 2022
- CEMP was forwarded to Certifier on 17 May 2022 which was after construction commenced
- No evidence provided of Driver Code being included in Site Inductions or issued / communicated to sub contractors when they are awarded a contract.
- On day of site inspection the Site Notice did not have name of Certifier or structural engineer listed
- Suggest NMLs and Highly Noise Affected Level (75dBA) be included in noise monitoring register to assist identify when levels exceeded and any actions taken to address exceedances in the comments column and details of construction work being carried out at the time of monitoring.
- Materials stacked within Tree Protection Zone area on day of inspection need to be removed and area kept free of stored materials etc for remainder of construction period
- Ensure waste contractor provides waste classification and tracking information they are contracted to provide and that this is provided for waste services already provided and on a regular basis in the future

## 5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## APPENDIX A – SSD 11920082 OF CONSENT



Table 1: Conditions of Consent SSD 11920082

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>SCHEDULE 2</b>				
<b>PART A: ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
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.	Appropriate environmental controls installed onsite, see site photos in Appendix E.  FKG weekly environmental inspection report checklists sighted. Most recent versions 04/05/2022, 26/04/22, all checklist observations are complied with. Photo evidence provided.	Compliant.	C
<b>Terms of Consent</b>				
A2	The development may only be carried out: <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) generally in accordance with the EIS and Response to Submissions;</li> <li>d) in accordance with the approved plans in the table below:</li> </ul>	Current IFC Documentation sighted reflects original SSDA documents listed in the table	Compliant	C

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<b>Architectural Documentation Set prepared by FJMT</b>						
	<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>			
	SSDA-120010	05	Site Plan - Proposed	12/2/21			
	SSDA-130031	04	Site Demolition and Preparation Demolition Plan - Building L Ground Floor	12/2/21			
	SSDA-130032	04	Site Demolition and Preparation Demolition Plan- Building L + Building B Ground Floor	12/2/21			
	SSDA-130033	04	Site Demolition and Preparation Demolition Plan - Building B Level 1 & Owen Street Entry	12/2/21			
	SSDA-200000	03	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 1	19/3/21			
	SSDA-200001	03	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 2	19/3/21			
	SSDA-200002	03	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 3	19/3/21			
	SSDA-200003	03	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 4	19/3/21			
	SSDA-200004	03	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 5	19/3/21			
	SSDA-201010	05	General Arrangement Plan - CAPA & New Link Ground Floor Plan	12/2/21			
	SSDA-201011	05	General Arrangement Plan - CAPA & New Link Level 1 Plan	12/2/21			
	SSDA-201012	05	General Arrangement Plan - CAPA & New Link Roof Plan	12/2/21			
	SSDA-201020	05	General Arrangement Plan - Building B Refurbishment Level 1 Plan	12/2/21			
	SSDA-201030	05	General Arrangement Plan - Building L Refurbishment Ground Floor Plan	12/2/21			
	SSDA-201031	04	General Arrangement Plan - Building L Level 1	23/2/21			
	SSDA-201060	05	General Arrangement Plan - North South Link Lower & Ground Floor	12/2/21			

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
	SSDA-201061	05	General Arrangement Plan - North South Link Level 1 Plan	12/2/21			
	SSDA-201070	04	General Arrangement Plan - School Entry Canopy Plan	23/2/21			
	SSDA-201071	05	General Arrangement Plan - School Entry Canopy Roof Plan	12/2/21			
	SSDA-201080	04	General Arrangement Plan – PCYC Lower Ground	23/2/21			
	SSDA-201081	06	General Arrangement Plan – PCYC Ground Floor	24/11/21			
	SSDA-201082	06	General Arrangement Plan – PCYC Level 1 Plan	24/11/21			
	SSDA-201083	05	General Arrangement Plan – PCYC Roof Plan	12/2/21			
	SSDA-300000	04	Site Elevations - West and South	12/2/21			
	SSDA-300001	04	Site Elevations - East and North	12/2/21			
	SSDA-310100	04	Elevations - CAPA North & South	12/2/21			
	SSDA-310101	04	Elevations - CAPA East & West	12/2/21			
	SSDA-310102	03	Elevations - Building L	23/2/21			
	SSDA-310200	05	Elevations - PCYC East West	24/11/21			
	SSDA-310201	05	Elevations - PCYC North & South	24/11/21			
	SSDA-420100	04	Site Sections	12/2/21			
	SSDA-420101	04	Site Sections	12/2/21			
	SSDA-430100	04	Sections - CAPA Section 01, 02	12/2/21			
	SSDA-430160	02	Sections - North South Link	26/3/21			
	SSDA-430180	04	Sections - PCYC	12/2/21			
	SSDA-430181	04	Sections - PCYC	12/2/21			
	SSDA-690000	04	Signage - School Main Entry	12/2/21			
	SSDA-740000	03	Exterior Finishes Sample Board Architectural	12/2/21			
	SSDA-740001	03	Exterior Finishes Sample Board Landscape	12/2/21			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:  a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;  b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and  c) the implementation of any actions or measures contained in any such document referred to in (a) above.				N/A	Not triggered	NT
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.				For noting	Noted	C
Limits of Consent							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Stage 1: Covered Walk between Buildings A and L, CAPA and Lift, New School, Entry and removal of Building S, Building L and B – work commenced 24/1/22	Work commenced within 5 years of consent issued (December 2021).	C
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	For noting	Part 6 of the EP&A Act relates to the issuance of certificates for building work and subdivision and the role of the certifier (Metro BC appointed as certifier), including issuance of Construction Certificates and Occupation Certificates.	C
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	For noting	Not triggered	NT
<b>Evidence of Consultation</b>				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>I. the outcome of that consultation, matters resolved and unresolved; and</li> <li>II. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>		Consultation requirements dealt with in specific conditions.  Consultation requirements in relation to the CEMP and sub plans have been addressed in the relevant conditions as detailed below	C
<b>Staging</b>				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation)	Uploaded on DPE Website Staging Report V1.7 December 2021	Staging Report has been uploaded to DPE Planning Portal website. Report completed and submitted on 03/12/21.  Construction commenced on 24/01/22.  Stage 1: Covered Walk between Buildings A and L, CAPA and Lift,	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			New School Entry and removal of Building S, Building L and B  Stage 2: Multipurpose Sports / PCYC Facility (not commenced at time of audit)	
A10	A Staging Report prepared in accordance with condition A9 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each Stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report V1.7 December 2021	a,b) Details and timings of each stage of construction works are provided.  c) How conditions will be complied with is provided in Appendix 1.  d) No cumulative impacts arising from proposed staging have been identified.	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report V1.7 December 2021	Two stages of construction are proposed. Stage 1: Covered Walk between Buildings A and L, CAPA and Lift, New School Entry and removal of Building S, Building L and B  Stage 2: Multipurpose Sports / PCYC Facility (not commenced at time of audit)	C
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report V1.7 December 2021	Indicative timeframes provided in Appendix 1 of Staging Report.	C
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies,		Not triggered	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and  c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		Not triggered	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Not triggered	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Not triggered	NT
<b>Structural Adequacy</b>				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.  <i>Notes:</i> <ul style="list-style-type: none"><li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li><li>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the</li><li>Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District</li></ul>	Northrop Design Certificate Structural Design Certificate for Below Ground Structure dated 6/4/22 sighted	Compliant	C
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Design certificate provided from fjmtstudio dated 10/12/21 certifies that the design intent documentation complies with the relevant BCA requirements.	Compliant	C
<b>External Materials</b>				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ul style="list-style-type: none"><li>a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li></ul>	External finishes schedule by fjmtstudio dated 23/3/22	External finishes schedule dated 23/3/22 provided by fjmtstudio consistent with EIS finishes schedule	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.			
<b>Applicability of Guidelines</b>				
A20	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.		Noted	C
A21	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.		Noted	C
<b>Monitoring and Environmental Audits</b>				
A22	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, noncompliance notification, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;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>		Noted.	C
<b>Access to Information</b>				
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; III. all approved strategies, plans and programs required under the conditions of this consent; IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; VI. a summary of the current stage and progress of the development;	School Infrastructure Hastings Secondary College upgrade Project website  <a href="#">HSC Project Page</a>	All of the required documents are available on the Project website	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>VII. contact details to enquire about the development or to make a complaint;</p> <p>VIII. a complaints register, updated monthly;</p> <p>IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>X. any other matter required by the Planning Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>			
<b>Compliance</b>				
A24	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>Site induction is largely safety focused, includes reference to CEMP and some limited environmental information but no specific reference to hours of work, heritage, etc.</p> <p>Daily Pre start 13/5/22 includes some environmental content required under the CoA (Appendix E)</p> <p>Site signage provides hours of work</p>	<b>Observation: Site induction content needs to include additional site specific environmental content particularly with regard to hours of work, potential for encountering Aboriginal and non aboriginal heritage, etc.</b>	C Observation
<b>Incident Notification, Reporting and Response</b>				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<p>Safety incident on 1/2/22 involving potential contact with live mains during footing demolition work</p> <p>Reported to Safework NSW on 1/2/22</p>	<b>Non-compliant: No evidence provided that this incident was notified to DPE through the Major Project portal.</b>	NC
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Refer to A25	Not triggered as 1/2/22 safety incident not reported in the first place	NT
<b>Non-Compliance Notification</b>				
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.		<b>Non-compliant: Non reporting to DPE of non compliance related to A25 also constitutes a non compliance</b>	NC
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.		Not triggered as non compliance under A27 not reported in the first place	NT
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Revision of Strategies, Plans and Programs</b>				
A30	Within three months of: <ul style="list-style-type: none"> <li>a) the submission of a compliance report under condition A33;</li> <li>b) the submission of an incident report under condition A26;</li> <li>c) the submission of an Independent Audit under condition C35 or C36;</li> <li>d) the approval of any modification of the conditions of this consent; or</li> <li>e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</li> </ul>		Not triggered as none of these events have occurred yet	NT
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.  <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>		Not triggered	NT
<b>Compliance Reporting</b>				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.		Not triggered	NT
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Not triggered	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Not triggered	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.		Not triggered	NT
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates	Planning Secretary notified of construction commencement on 21/01/22. Construction commenced at least 48 hours later, on 24/01/22	Compliant	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		Not triggered  Stage 2 was due to commence in March 2022, but has not yet commenced	NT
<b>Certified Drawings</b>				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Crown Works Certificate by Metro BC dated 14/4/22 for Main works approval for Building A level 1 and Building L, and the external landscaping works associated with Building L	Crown Works Certificate issued on 14/04/22 demonstrates compliance.	C
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Design certificate by fjmtstudio dated 10/12/21 relates to this requirement. Sent to Metro BC on 11/1/22 for certification. Accepted on 21/1/22.  Sent to Currie and Brown on 25/1/22  The following documents were submitted to the Planning Secretary on 28/1/22 for information:  · B4 - External Walls - Design Statement - FJMT – December 2021  · B4 - External Walls - PCA Approval – Metro BC – January 2022	Design certificates issued for relevant components indicate compliance with this requirement	C
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
B5	Prior to the commencement of construction, the Applicant must:  a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;  b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (nonresidential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;  c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and  d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Dilapidation Report 19/1/22, Douglas Partners  Dilapidation Report has been provided to Certifier on 19/1/22 and Currie and Brown (representing DET)	a) Consultation evidence has been provided.  b) Pre-Construction Dilapidation Report has been provided which identified the condition of most the buildings in the vicinity of the site.  c,d) A copy of the Report was emailed to Council on 19/1/22.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.	CNVMP required any buildings within 23 m to be assessed, however there are no buildings within this radius	Not triggered	NT
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.		Not triggered	NT
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) provide a copy of the relevant survey to the owner of each building surveyed in the form of a Pre-Construction Survey Report;</li> <li>b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</li> </ul>		Not triggered	NT
<b>Community Communication Strategy</b>				
B9	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must 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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>a) identify people to be consulted during the design and construction phases;</li> <li>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>I. through which the community can discuss or provide feedback to the Applicant;</li> <li>II. through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>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.</li> </ul> </li> </ul>	<p>SINSW Community Communication Strategy Hastings Secondary College upgrade, Port Macquarie Campus (SSD 11920082) Jan 2022</p> <p>DPE Letter of receipt 3/2/22</p> <p>CCS was live on SINSW website on 21/1/22</p>	<p>Community Communication Strategy dated January 2022 provides evidence of communication mechanisms for the construction phase and 12 months post-construction.</p> <p>The Strategy includes all of the necessary components and procedures.</p>	C
<b>Ecologically Sustainable Development</b>				
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> </ul>	Green star certification fee invoice sighted and email evidence of registration provided	Email confirmation sighted that project is registered for a Green Star rating.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) seeking approval from the Planning Secretary for an alternative certification process.			
<b>Outdoor Lighting</b>				
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all new outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	JHA letter of 12/1/22 confirms that all outdoor lighting complies with the AS 1158.3.1:2005 and AS 4282-2019 standards, among others.	Compliant	C
<b>Demolition</b>				
B12	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 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 Certifier and Planning Secretary.	DPE letter dated 8/2/22 evidences that demolition work plan and statement of compliance submitted to Secretary  FKG letter of 8/1/22 to Metro BC evidence of submission to Certifier	Written statement from suitably qualified project manager provided for demolition works. FKG confirms that the proposals comply with the AS 2601-2001 safety requirement.	C
<b>Environmental Management Plan Requirements</b>				
B13	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).  <i>Note:</i> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	EMP checklist provided that is consistent with DPIE's EMP guidelines	An Environmental Management Plan (EMP) has been prepared and includes relevant requirements to be met and references as to where they are covered.	C
<b>Construction Environmental Management Plan</b>				
B14	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: <ul style="list-style-type: none"> <li>a) Details of:               <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;</li> </ul> </li> <li>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</li> </ul>	CEMP and sub plans submitted to DPE on 21/1/22.  Aconex transmittal evidenced that CEMP was forward to PCA on 17/5/22 which was after construction had commenced  Most current version of Construction Environmental Management Plan Hastings Secondary College – 21026 (FKG) dated 7/3/22	Letter provided confirming that the Construction Environmental Management Plan (FKG, 01/2022) has been internally reviewed and submitted to the Planning Secretary.  The CEMP can be found on the Planning Portal.  a) All aspects included and complied with.  b,c) Unexpected finds protocols included and descriptive.  d-g) All Sub-Plans have been uploaded to the Planning Portal and are accessible	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</li> <li>e) Construction Noise and Vibration Management Sub-Plan (see condition B16);</li> <li>f) Construction Waste Management Sub-Plan (see condition B17);</li> <li>g) Construction Soil and Water Management Sub-Plan (see condition B18);</li> </ul>		<b>Non-compliant: CEMP forwarded to Certifier on 17/5/22 which was after construction commenced.</b>	
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) be prepared in consultation with Council;</li> <li>c) detail: <ul style="list-style-type: none"> <li>I. measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</li> <li>II. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</li> <li>III. detail heavy vehicle routes, access and parking arrangements;</li> <li>IV. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and</li> <li>V. arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s)</li> </ul> </li> </ul>	<p>Letter provided confirming that the Construction Traffic and Pedestrian Management Sub-Plan (TPPA, January 2022) has been internally reviewed and submitted to the Planning Secretary.</p> <p>The CTPMSP can be found on the Planning Portal.</p> <p>a,b) Compliant, clear reference material provided.</p> <p>c) Compliant, all necessary details provided in the CTPMSP.</p>	Compliant	C
B16	<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"> <li>a) be prepared by a suitably qualified and experienced noise expert;</li> <li>b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>e) describe the community consultation undertaken to develop the strategies in condition B15(c)(d);</li> <li>f) include a complaints management system that would be implemented for the duration of the construction; and</li> </ul>	<p>Letter provided confirming that the Construction Noise and Vibration Management Sub-Plan (JHA, January 2022) has been internally reviewed and submitted to the Planning Secretary.</p> <p>The CNVMSP can be found on the Planning Portal.</p> <p>a) Appropriate CV provided.</p> <p>b,c) Procedures to manage noise levels such as piling include acoustic screening, respite periods, and good work practices.</p> <p>d-f) Community communication measures employed are described, including community responses and complaints.</p>	Compliant	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.	g) Short- and long-term noise and vibration monitoring program discussed appropriately.		
B17	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> <li>a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</li> <li>b) information regarding the recycling and disposal locations; and</li> <li>c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>	<p>Letter provided confirming that the Construction Waste Management Sub-Plan (Elephants Foot, January 2022) has been internally reviewed and submitted to the Planning Secretary.</p> <p>The CWMSP can be found on the Planning Portal.</p> <ul style="list-style-type: none"> <li>a) Estimated tonnage and classification of construction and demolition wastes provided.</li> <li>b) Recycling and disposal drop-off locations provided.</li> <li>c) Information concerning contamination status of the development areas.</li> </ul>	Compliant	C
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>d) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the site);</li> <li>e) detail all off-site flows from the site; and</li> <li>f) 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 5-year ARI.</li> </ul>	<p>Letter provided confirming that the Construction Soil and Water Management Sub-Plan (Northrop, January 2022) has been internally reviewed and submitted to the Planning Secretary.</p> <p>The CSWMSP can be found on the Planning Portal.</p> <ul style="list-style-type: none"> <li>a) Condition met.</li> <li>b,c) Information provided by fjmt in soil and water management plans.</li> <li>d-f) Wet weather management appropriate. Off-site stormwater flows and management detailed.</li> </ul>	Compliant	C
B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>b) minimise conflicts with other road users;</li> <li>c) minimise road traffic noise; and</li> <li>d) ensure truck drivers use specified routes.</li> </ul>	<p>Driver Code of Conduct included as Appendix I of CTPMSP.</p> <ul style="list-style-type: none"> <li>a) The document states that all applicable road rules and laws will be obeyed. There is no mention however, of how impacts of earthworks/construction on the road network will be minimised.</li> <li>b) Conflict with other road users will be minimised by utilising specific truck routes and observing all road rules.</li> </ul>	<p><b>Non-compliant: No evidence provided of Driver Code being included in site induction or issued / communicated to sub-contractors when they are awarded a contract.</b></p> <p><b><i>NB: Driver Code of Conduct subsequently provided to relevant subcontractors via Aconex on 17/5/22</i></b></p>	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>c) Road traffic noise will be minimised through truck drivers obeying all speed limits and turning off their engines if they will be idling for more than 5 minutes.</p> <p>d) Truck drivers will use specified routes. Enter site from Gordon St and exit from Owen St.</p>		
<b>Construction Parking</b>				
B20	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	<p>Construction Worker Transport Strategy provided (undated). Side streets where parking is available is indicated on map included with Strategy. Strategy encourages workers to utilise public transport where possible.</p> <p>The Strategy has been provided to the Planning Secretary and can be found on the Planning Portal.</p>	Compliant	C
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B21	<p>Prior to installation of mechanical plant and equipment:</p> <p>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant operational noise level criteria as recommended in the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA must be undertaken by a suitably qualified person; and</p> <p>b) (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the operational noise level criteria identified in the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.</p>		Not triggered	NT
<b>Operational Waste Storage and Processing</b>				
B22	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>a) is constructed using solid non-combustible materials;</p> <p>b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p>		Not triggered for Stage 1 works, applies to Stage 2 only which have not yet commenced	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
B23	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> <li>a) a minimum of 17 car parking spaces, two disabled spaces and two mini-bus spaces to be provided in the PCYC building for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</li> <li>b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and</li> <li>c) bicycle parking for 155 spaces, comprising 152 adjacent to Building A and three in the vicinity of the PCYC building, and are located in easy to access, well-lit areas that incorporate passive surveillance.</li> </ul>		Not triggered yet, part of PCYC Works for Stage 2 which have not yet commenced	NT
<b>Road / Public Domain Works</b>				
B24	Prior to the commencement of any road, footpath or other public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.  <i>Note:</i> <ul style="list-style-type: none"> <li>• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li> </ul>	PMHC Notice of Determination of S138 Application Issued under the Roads Act, 1993S138 dated 31/1/22. This determination forwarded to Certifier on 13/5/22	Evidence for consultation with Council and approval on 31/01/2022 of public domain works provided in S138 Application.  Works not started yet	C
<b>Hazardous Materials Management Plan</b>				
B25	Prior to the commencement of construction the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must: <ul style="list-style-type: none"> <li>a) address the recommendations in the Hastings Secondary College - Port Macquarie Campus 16 Owen Street, Port Macquarie prepared by Douglas Partners, dated April 2021;</li> <li>b) provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and</li> <li>c) comply with the relevant NSW Legislation, Codes and Practice and Australian Standards.</li> </ul>	Hazardous Materials Management Plan Hastings Secondary College, Port Macquarie Campus 16 Owen Street, Port Macquarie NSW Prepared for FKG Group Pty Ltd Project 206888.00 December 2021 (Douglas Partners)  Plan provided to Certifier on 5/1/22	Hazardous Materials Management Plan provided.  a) The Plan is based on Douglas Partners Report and addresses its recommendations.  b) Details on how associated risks to demolition work are to be limited are provided.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			c) All regulatory compliance legislations to be followed are listed.	
<b>Landscaping</b>				
B26	Prior to the commencement of landscaping works, the Applicant must submit a revised Landscape Plan to the Certifier. The plan must be generally consistent with the plan submitted with the Response to Submissions but amended to include additional planting along the western elevation and northern elevations of the PCYC building to further screen the building from adjoining properties.;	Several Landscape and Tree Management Plan CAD drawings for Stage 1 were provided.	No landscaping works started yet at this early stage of construction.  Requirements for additional planting in relation to PCYC building to be addressed in Stage 2	NT
<b>PART C: DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:  (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;  (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;  (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaints, must be displayed on the site notice(s); and  (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted	Site notice photo in Appendix E	<b>Non compliant: On day of site inspection the Site Notice did not have name of Certifier or structural engineer listed</b>	NC
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Pre plant delivery checklists (sighted) ensure that all plant turns up serviced & maintained before use. Operation of the machine is managed through competent users with appropriate certifications. FKG ensure all plant operators are licenced and with a Verification of Competency (VOC).  Example operation licenses were provided, including VOC's.	Plant Pre-Delivery Checklists provided listing all equipment details and plant requirements. These checklists ensure all plant is maintained before use.	C
<b>Demolition</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Demolition work undertaken by HTS Group who hold a non-restricted Demolition licence as well as being class A asbestos removalists.	Evidence provided that HTS Group meets these requirements (also refer to B12).	C
<b>Construction Hours</b>				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Daily prestarts include the relevant delivery hours. All deliveries are booked through site manager to ensure compliance. Site delivery hours are also posted on signage at entry gates to site (Appendix E)	Daily Pre-start Records list the delivery hours of requirement a), but not of requirement b). No community complaints to date	C
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.		Construction works do not occur outside these hours and no complaints have been received to indicate otherwise.	C
C6	Construction activities may be undertaken outside of the hours in condition C4 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works		Not triggered	NT
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		Not triggered	NT
C8	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.	Works not required – bored pier shoring wall was used to mitigate the sheet piling noise. No rock breaking required.	Not triggered	NT
<b>Implementation of Management Plans</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans) and Hazardous Materials Management Plan.	Implementation of the CEMP was separately assessed (Appendix B)	The implementation of selected mitigation measures in the CEMP indicate that this plan is generally being implemented	C
<b>Construction Traffic</b>				
C10	All construction vehicles (excluding site personnel 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 or an approved on-street work zone before stopping.	Parking as per section 3.3 Parking Controls outlined in Appendix H – Construction Traffic and Pedestrian sub plan	No heavy vehicles were observed to be parking offsite at the time of the inspection and no complaints have been received to indicate otherwise	C
<b>Hoarding Requirements</b>				
C11	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>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.</li> </ul>		No third party advertising installed or graffiti evident at time of site inspection.	C
<b>No Obstruction of Public Way</b>				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances		Site inspection confirmed that public walkways were clear of all construction material and no complaints have been received to indicate otherwise	C
<b>Construction Noise Limits</b>				
C13	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.	Noise monitoring register maintained	<b>Observation:</b> <b>Suggest NMLs and Highly Noise Affected Level (75dBA) be included in noise monitoring register to assist identify when levels exceeded and any actions taken to address exceedances in the comments column and details of works taking place at the time of monitoring.</b>	C Observation
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.		No complaints have been made concerning out of hours work and site hours are posted on access gates to site (Appendix E)	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.		Tonal reversing alarms were not heard during site inspection. No noise complaints have been received to date	C
<b>Vibration Criteria</b>				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> <li>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</li> <li>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).</li> </ul>	No residence or structure outside the site is located close enough to any construction activities at the site that may cause vibration damage (Refer Table 18 CNVMP).	Not triggered	NT
C17	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 C16.	No residential buildings located within 30m of vibratory compactor / roller works	Not triggered.	NT
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15(c) of this consent.		No other limits applied	C
<b>Tree Protection</b>				
C19	For the duration of the construction works: <ul style="list-style-type: none"> <li>a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</li> <li>b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</li> <li>c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report prepared for Hastings Secondary College Port Macquarie Campus dated 16 April 2021; and</li> <li>d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</li> </ul>	TPZ photos Appendix E	No council trees located near site boundary.  Tree protection zones established.  <b>Observation: materials stacked within one of the TPZ areas on day of inspection removed by time of completion of site inspection.</b>	C  Observation
<b>Air Quality</b>				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	See photos in Appendix E	Hose points located around boundary – hydraulic controls	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			(hosing of lay down) will be implemented if and when required. No visible dust being generated at time of inspection Stockpiles covered	
C21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	See photos in Appendix E	Shaker Grid observed on site ready to be installed. No mud tracking onto public roads observed during inspection. Vehicle wash down area in place at main entry gate Covered stockpile observed	C
<b>Imported Fill</b>				
C22	The Applicant must: <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Certifier upon request.</li> </ul>		No imported fill to SSD works to date. Not triggered	NT
<b>Disposal of Seepage and Stormwater</b>				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site stormwater not currently connected to council line	All stormwater retained on site, no dewatering required yet as excavations not deep enough.	NT
<b>Emergency Management</b>				
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Both Site & School emergency management plans have been created. Emergency management is covered during site induction.  Covered in site induction and Emergency Plan provided on site notice boards (Appendix E). Emergency evac signage sighted. November 21 emergency drill held.	Compliant.	C
<b>Stormwater Management System</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C25	<p>Within three months of the commencement of construction or other timeframe agreed by the Planning Secretary, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the EIS;</li> <li>c) be in accordance with applicable Australian Standards;</li> <li>d) be to the satisfaction of Council;</li> <li>e) include details of the proposed diversion of the existing Council stormwater pipeline traversing the site; and</li> <li>f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>• The legal point of discharge for the proposed development is defined as existing stormwater drainage system.</li> <li>• The design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to pre development flow rates for all storm events up to and including the 1% AEP event. Summary calculations demonstrating compliance with the above requirements for the median storm in the critical duration for the design AEP shall be submitted (20%, 5% &amp; 1% AEP at minimum). Alternatively an electronic model in DRAINS format shall be submitted for electronic review. Pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.</li> <li>• The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7.</li> <li>• Where works are staged, a plan is to be provided which demonstrates which treatment measure/s is/are to be constructed with which civil works stage. Separate plans are required for any temporary treatment (where applicable e.g. for building phase when a staged construction methodology is adopted) and ultimate design.</li> <li>• The design is to make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.</li> <li>• The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.</li> <li>• During all phases of demolition, excavation and construction, it is the responsibility of the applicant and their contractors to: <ul style="list-style-type: none"> <li>◦ Ascertain the exact location of the Council stormwater drainage pipeline and associated pits traversing the site in the vicinity of the works.</li> <li>◦ Take measures to protect the in-ground Council stormwater drainage pipeline and associated pits.</li> </ul> </li> </ul>	Northrop Civil plans for stormwater drainage system approved under Crown Works Certificate 2 dated 7/4/22	Plans prepared and certified as required.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>◦ Ensure dedicated overland flow paths are satisfactorily maintained through the site.</li> <li>• Stormwater drainage pipes can be damaged through applying excessive loading (such as construction machinery, material storage and the like). All proposed structures and construction activities must be sited fully clear of Council's stormwater drainage pipes, pits, easements, watercourses and overland flow paths on the site.</li> <li>• If a Council pipeline is uncovered during construction, all work must cease and the Certifier and Council must be contacted immediately for advice.</li> <li>• Any damage caused to Council's stormwater drainage system must be immediately repaired in full and at no cost to Council</li> </ul>			
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C26	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> <li>c) the site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</li> <li>d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</li> <li>e) works shall only recommence with the written approval of the Planning Secretary.</li> </ul>		Not triggered	NT
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C27	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> <li>a) all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary;</li> <li>b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.</li> </ul>		Not triggered	NT
<b>Waste Storage and Processing</b>				
C28	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste management through Aus Blue Bins –	Waste skips observed during site inspection. Not overfilled	C
C29	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		Site inspection confirmed that wastes are being segregated on site. Aus Blue Bins removes segregated waste materials from site and provides FKG with waste tracking reports	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C30	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Concrete rinse water tray (Appendix E)	Concrete rinse water trays sighted and no washouts to ground observed during site inspection	C
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Aus Blue Bins invoices sighted	Aus Blue Bins are contracted to provide monthly waste tracking reports but these have not been provided to date.  <b>Observation: Need to ensure Blue Bins provide the waste classification and tracking information they are contracted to provide and that this is provided for waste services already provided and on a regular basis in the future.</b>	C Observation
C32	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	WSP Clearance Certificate – Lead Dust Removal Clearance 7/10/21 sighted evidences the works were carried out compliant with National Occupational Health and Safety Commission (NOHSC) (2005), Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC:2015 (1994)]  Waste dockets for Asbestos Soil sent to Cairncross Waste Facility for numerous dates including 28/10/21, 30/10/21 sighted	Compliant  Evidence of disposal of contaminated materials to approved waste disposal facility provided	C
<b>Outdoor Lighting</b>				
C33	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	JHA certificate of design dated 12/1/22 confirms the external lighting design is in accordance with AS 4282-2019.	Compliant	C
<b>Independent Environmental Audit</b>				
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE letter 15/3/22 approving auditors sighted	Compliant	C
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	This audit report	Compliant	C
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.		Not triggered	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> <li>a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given;</li> <li>b) submit the response to the Planning Secretary; and</li> <li>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</li> </ul>		Not triggered as proponent response is post audit	NT
C38	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary		Not triggered as proponent response is post audit	NT
C39	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Not triggered as project still under construction	NT
<b>Operational Readiness Work</b>				
C40	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> <li>a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);</li> <li>b) the maximum number of staff to be involved in operational readiness work on site at any one time;</li> <li>c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> <li>I. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</li> <li>II. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</li> </ul> </li> <li>d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.</li> </ul>		Not triggered, project still under construction	NT
C41	Operational readiness work must only be undertaken in accordance with the details submitted under condition C40 and the following requirements: <ul style="list-style-type: none"> <li>a) no more than 15 staff are involved in operational readiness work;</li> <li>b) no more than 5 vehicles must access the school related to the operational readiness work;</li> <li>c) no students or parents are permitted; and</li> </ul>		Not triggered, project still under construction	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.			
<b>Contamination</b>				
C42	Construction must be undertaken in accordance with the Report on Preliminary Site Investigation for Contamination prepared by Douglas Partners dated May 2021.	WSP engaged to provide lead dust clearance certificate as detailed in C32 above.  WSP undertaking air monitoring.  FKG using licensed removalists (HDS) to remove hazardous materials including lead paint.	Compliant.	C
<b>PART D: PRIOR TO COMMENCEMENT OF OPERATION {PART D CONDITIONS NOT ASSESSED AS PROJECT STILL IN EARLY CONSTRUCTION PHASE}</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			NT
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			NT
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			NT
<b>Works as Executed Plans</b>				
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			NT
<b>Warm Water Systems and Cooling Systems</b>				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			NT
<b>Outdoor Lighting</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>			NT
<b>Mechanical Ventilation</b>				
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> <li>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>b) any dispensation granted by Fire and Rescue NSW</li> </ul>			NT
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B21 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the operational noise level criteria identified in the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021.</p>			NT
<b>Fire Safety Certification</b>				
D9	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>			NT
<b>Structural Inspection Certificate</b>				
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>			NT
<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D11	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> <li>a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</li> <li>b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>c) be submitted to the Certifier;</li> <li>d) be forwarded to Council for information; and</li> <li>e) be provided to the Planning Secretary when requested.</li> </ul>			NT
<b>Repair of Public Infrastructure</b>				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p><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 of this consent</i></p>			NT
<b>Road Damage</b>				
D13	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant</p>			NT
<b>Post-Construction Survey – Adjoining Properties</b>				
D14	<p>Where a pre-construction survey has been undertaken in accordance with condition B7 prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> <li>a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;</li> <li>b) be provided to the owner of the relevant buildings surveyed;</li> <li>c) be provided to the Certifier; and</li> <li>d) be provided to the Planning Secretary when requested.</li> </ul>			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner			NT
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D16	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) the provision of a minimum 155 bicycle parking spaces;</li> <li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>c) the provision of end-of-trip facilities; and</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ul> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i></p>			NT
<b>Road / Public Domain Works</b>				
D17	<p>Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B24 have been completed to the satisfaction of the relevant roads authority.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li> </ul>			NT
<b>School/Pedestrian Crossing Facilities</b>				
D18	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority.			NT
<b>School Zones</b>				
D19	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Owen Street, Burrawan Street, Gordon Street and Church Street must be installed, inspected by TfNSW and handed over to TfNSW.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>			
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			NT
<b>School Transport Plan</b>				
D21	<p>Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</li> <li>b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> <li>I. objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>II. specific tools and actions to help achieve the objectives and mode share targets;</li> <li>III. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul> </li> <li>c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> <li>I. detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;</li> <li>II. the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>III. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>IV. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</li> <li>V. the location and operational management procedures for inter-campus transfers and consideration of measures to reduce the frequency of trips and ensure the safety of travel for students;</li> <li>VI. delivery and services vehicle and bus access and management arrangements;</li> <li>VII. management of approved access arrangements;</li> <li>VIII. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</li> </ul> </li> </ul>			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>IX. car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>e) a monitoring and review program.</p>			
<b>PCYC Operations Plan</b>				
D22	<p>Prior to the commencement of operation of the PCYC, a PCYC Operations Plan must be submitted to the Certifier. The plan must:</p> <p>a) be prepared by a suitably qualified consultant in consultation with Council, TfNSW and Hastings Secondary College;</p> <p>b) detail proposed operations including:</p> <ol style="list-style-type: none"> <li>I. hours of operation;</li> <li>II. expected staff and volunteer attendance levels;</li> <li>III. schedule of use and intended group activities;</li> </ol> <p>c) include arrangements to promote the use of active and sustainable transport modes and reduce demand for parking, particularly during peak school operations, including:</p> <ol style="list-style-type: none"> <li>I. objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>II. specific tools and actions to help achieve the objectives and mode share targets;</li> <li>III. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ol> <p>d) include operational transport access management arrangements, including:</p> <ol style="list-style-type: none"> <li>I. the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>II. delivery and service vehicle and bus access and management arrangements;</li> <li>III. management of approved access arrangements;</li> <li>IV. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to minimise impacts during school hours; and</li> </ol> <p>e) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>f) a monitoring and review program.</p>			NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Utilities and Services</b>				
D23	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>Port Macquarie-Hastings Council is defined as a Water Supply Authority under section 64 of the Local Government Act 1993. As part of the Notice of Requirements of the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution is required, prior to works commencing, of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to and included as part of this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with either the provisions of the relevant Section 64 Development Servicing Plan or a Planning Agreement.</li> <li>A Section 307 Compliance Certificate issued by the Water Authority at the construction certificate stage only relates to the payment of contributions in accordance with the Development Servicing Plan or a Planning Agreement. A further Compliance Certificate may be required for other water management works prior to occupation or the issue of an Occupation or Subdivision Certificate relating to the development.</li> <li>The Water Authority will accept payment of the equivalent amount of contributions under Section 608 of the Local Government Act 1993.</li> </ul>			NT
D24	<p>Prior to Council accepting new stormwater infrastructure (where proposed), a CCTV inspection of all new and modified stormwater assets must be undertaken in accordance with the Conduit Inspection Reporting Code of Australia WSA 05. A copy of the CCTV inspection footage and inspection report prepared and certified by a suitably qualified person shall be provided to Council prior to the acceptance of works into the nominated 'into maintenance period'</p>			NT
D25	<p>All works relating to public infrastructure must be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>A compliance certificate is to be submitted for new public stormwater infrastructure accompanied by Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's "CADCHECK" requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. The copyright for all information supplied, shall be assigned to Council.</li> <li>Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.</li> <li>The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.</li> <li>A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site stage by stage. Water service sizing is then to be determined by the hydraulic consultant to suit the proposed domestic and commercial components of the development, as well as addressing fire service requirements to AS 2419 and backflow protection requirements.</li> </ul>			NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>Due to the scale of the development all sewage shall be discharged directly to a Council sewer manhole. Any abandoned sewer junctions are to be capped off at Council's sewer main and Council notified to carry out an inspection prior to backfilling of this work.</li> <li>Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.</li> <li>Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed: <ul style="list-style-type: none"> <li>when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling.</li> <li>prior to the pouring of concrete for sewerage works and/or works on public property.</li> <li>during construction of sewer infrastructure.</li> <li>during construction of water infrastructure.</li> </ul> </li> <li>All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.</li> </ul>			
<b>Stormwater Operation and Maintenance Plan</b>				
D26	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) Work Health and Safety requirements.</li> </ul>			NT
<b>Signage</b>				
D27	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			NT
D28	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			NT
<b>Operational Waste Management Plan</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>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);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in the EIS and RtS.</li> </ul>			NT
<b>Landscaping</b>				
D30	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B26.			NT
D31	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS;</li> </ul>			NT
D32	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, the Applicant must undertake street tree planting on Owen Street along the frontage of the CAPA building and PCYC building subject to consultation and agreement with Council. The number, species and spacing of plantings are to be determined in consultation with Council. If street tree planting is not supported by Council, evidence of Council's advice must be submitted to the Certifier.			NT
<b>PART E: POST OCCUPATION {PART E CONDITIONS NOT ASSESSED AS PROJECT STILL IN EARLY CONSTRUCTION PHASE}</b>				
<b>Out of Hours Event Management</b>				
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> </ul>			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>e) details of the activity(ies), where applicable, restricting use before 8am and after 10pm;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.</li> </ul>			
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.			NT
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>e) details of the activity(ies) where applicable, restricting use before 8am and after 10pm;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.</li> </ul>			NT
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.			NT
<b>PCYC Hours of Operation</b>				
E5	The PCYC may only operate between the hours of 6am to 10pm Monday to Sunday.			NT
<b>Operation of Plant and Equipment</b>				
E6	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			NT
<b>Warm Water Systems and Cooling Systems</b>				
E7	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			
<b>Community Communication Strategy</b>				
E8	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.			NT
<b>Operational Noise Limits</b>				
E9	The Applicant must comply with the recommendations of, and ensure that noise generated by operation of the development does not exceed the noise limits in, the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.			NT
E10	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			NT
<b>Unobstructed Driveways and Parking Areas</b>				
E11	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.			NT
<b>School Transport Plan</b>				
E12	The School Transport Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			NT
<b>PCYC Operations Plan</b>				
E13	The PCYC Operations Plan required by condition D22 must be updated as required and implemented unless otherwise agreed by the Planning Secretary.			NT
<b>Ecologically Sustainable Development</b>				
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			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			
<b>Outdoor Lighting</b>				
E15	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			NT
<b>Landscaping</b>				
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.			NT
<b>Utilities and Services</b>				
E17	Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for a 3m wide easement for drainage in favour of Council must be provided over the "Future 3m wide easement for drainage" adjacent to the northern property boundary as shown on the Stormwater Management Plan prepared by Northrop dated 21 April 2021 must be registered on title of Lot 111 in DP 1270315.			NT
E18	<p>Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the on-site stormwater detention facilities on the property. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) the Proprietor of the property must be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities (OSD).</li> <li>b) the Proprietor must have the OSD inspected annually by a competent person.</li> <li>c) the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the Proprietor.</li> <li>d) the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD, or failure to clean, maintain and repair the OSD.</li> </ul> <p><i>Note: The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument.</i></p>			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E19	<p>Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the water quality control facilities within the site. In addition, a maintenance schedule for the water quality controls must be submitted to Council for approval with the stormwater work-as executed plans. This maintenance schedule and work as executed plan must be registered and referred to as part of the positive covenant. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) the Proprietor of the property must be responsible for inspecting, maintaining and keeping clear all components of and structures associated with the stormwater quality improvement device (SQID) in accordance with the maintenance plan in order to achieve the design system performance targets.</li> <li>b) the Proprietor must have the SQID inspected annually by a competent person.</li> <li>c) the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all components or structures in or upon the said land which comprise the SQID and recover the costs of any such works from the Proprietor.</li> <li>d) the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the SQID, or failure to clean, maintain and repair the SQID.</li> </ul>			

## APPENDIX B – OPERATIONAL SUB-PLAN MITIGATION MEASURES



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>CEMP</b>				
1.7.2 Work Method Statements	For each activity rated as a significant risk to the environment, a further Risk assessment is undertaken with the additional controls identified and contained within a Work Method Statement. This document details the; steps involved, hazards, control measures and persons responsible associated with the higher risk activity. A Toolbox talk is then completed with the relevant workers that will be completing the task to ensure that they comply with the Work Method Statement	Bulk And Detail Excavation Earthworks High Risk WMS 5/4/22 sighted includes evidence of environmental requirements	Conforms to requirements	<b>Conformant</b>
2.1 Environmental Awareness	All FKG and S/C employees shall receive an induction into the project in accordance with the Site Induction procedure including completing the Site Induction Record Form (Lucidity online document).  The induction shall include the requirements for the conduct of activities which have the potential for significant environmental impact.	Site induction does not specify significant environmental activities relevant to this site or Aboriginal and historic heritage requirements (see also 3.5.2 below)	Does not conform to requirements of CEMP	<b>Non Conformant</b>
3.1.2 Mitigation Strategies (Noise)	Keep the community informed in relation to noise intensive activities in the immediate area. Refer to Communication Engagement Plan which is in accordance with Condition B16(d) of SSD 11920082	April 2022 project update provides details of current and upcoming works	Conforms to requirements	<b>Conformant</b>
3.2.2 Mitigation Strategies (Traffic)	All roads will be kept clean and free of dust and mud. Where material is tracked onto sealed road, it will be removed so that road pavements are kept safe and trafficable,  A dedicated vehicle wash-down area will be established on site	No mud observed on roads adjacent to site and dedicated wash down area in place (Appendix E)	Conforms to requirements	<b>Conformant</b>
3.3.2 Mitigation Strategies (Air Quality)	Dust suppression methods will be adopted where required (i.e. on windy days when earthworks and vehicle movements are generating dust). Examples of dust suppression methods include: <ul style="list-style-type: none"> <li>• Water carts</li> <li>• Localised use of water to suppress excavation activities as they are occurring to suppress dust</li> <li>• Covering stockpiles</li> <li>• Any stockpiled spoil/fill will be protected to minimise dust generation to avoid sediment moving offsite.</li> <li>• Vehicles transporting spoil from the site to be covered.</li> </ul> The burning of waste materials will not be permitted on site	Covered stockpiles observed (Appendix E)	Conforms to requirements	<b>Conformant</b>
3.4 Soil, Erosion & Water Quality	All erosion and sediment control devices shall be properly maintained for the duration of the work. All structures are to be inspected after rain events and sediment to be removed	Site inspection indicated erosion and sediment controls installed and well maintained (Appendix E)	Conforms to requirements	<b>Conformant</b>



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	All fuels and other hazardous liquids shall be stored at designated construction compounds	No fuels or hazardous liquids stored on site	Conforms to requirements	Conformant
	An emergency spill kit shall be kept at the construction compound	Spill kit sighted (Appendix E)	Conforms to requirements	Conformant
	Construction vehicles shall be appropriately cleaned of any soil or mud prior to leaving each works site at dedicated wash down bays	Washdown area located at current entrance gate	Conforms to requirements	Conformant
	All existing stormwater pits and drains subject to FKG construction works will be silt protected with geo- fabric and/or granular socks. Drains will be monitored and maintained by FKG	Stormwater pits observed to be protected.	Conforms to requirements	Conformant
	Sediment fences shall be installed at required locations at the perimeter of the site Stormwater shall be diverted to retention basins	Coir logs and silt fence in place on northern boundary of site (Appendix E)	Conforms to requirements	Conformant
3.5.2 Mitigation Strategies (Heritage)	All workers (including contractors) should be made aware that it is illegal to harm an Aboriginal object or historic relics, and if a potential Aboriginal object or historic relic is encountered during activities, then all work at the site will cease and the OEH will be contacted to advise on the appropriate course of action to allow the Birpai People to record and collect the identified item(s)	Site induction does not contain sufficient information regarding potential for encountering Aboriginal or historic heritage and what to do if that occurs	Does not conform to requirements of CEMP	Non Conformant

## APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Department of Planning and Environment

Mr David Wheeler  
Senior Project Director  
School Infrastructure NSW  
259 George Street  
Sydney NSW 2000

15/03/2022

Dear Mr Wheeler,

**Hastings Secondary College Port Macquarie Campus Upgrade (SSD-11920082)  
Nomination of Independent Environmental Auditors**

I refer to your request (SSD11920082-PA-8) nominating Mr Steve Fermio and Ms Ann Azzopardi of WolfPeak as the suitably qualified, experienced and independent persons to undertake the Independent Environmental Audit in accordance with Condition C34, of SSD-11920082 (approval) for the Hastings Secondary College Port Macquarie Campus Upgrade (project).

The Department of Planning and Environment (Department) has reviewed the nominations and information you have provided against the *Independent Audit Post Approval Requirements* (May 2020) specifically section 3.1. The Department is satisfied that the nominees are certified with Exemplar Global as either principle or lead auditors in environmental management systems, are suitably experienced in state significant developments and have supplied declarations of independence.

Consequently, I can advise that the Planning Secretary confirms the approval of the following independent auditors for the project:

- *Lead auditor - Mr Steve Fermio, Principal Environmental and Earth Scientist, WolfPeak*
- *Assistant auditor - Ms Ann Azzopardi, Principal Sustainability Consultant, WolfPeak*

As per condition C35 of SSD-11920082, independent audits must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* (May 2020).

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

The Department reserves the right to request an alternate auditor or audit team for any future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be



Department of Planning and Environment

submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Claire Valis, on 02 9995 5389 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Planning Secretary

## APPENDIX D – CONSULTATION RECORDS

## APPENDIX E – SITE PHOTOGRAPHS





Plate 1 - Covered stockpile

Daily Pre-start & Site Attendance Record - A3 Landscape				
Project Name: Hastings		Job No: 21008	Date: 13/05/2022	
Subcontractor company name: All		Larger sites require this form to be completed by each trade and returned to the Site Supervisor on a daily basis		
Day: (circle one)		Friday		
VISITORS / DELIVERIES	DELIVERIES (additional)	CONSTRUCTION WORKERS		
<b>Visitors/Deliveries shall:</b> 1. Observe and read the visitor site rules on this board. 2. Advise the emergency response procedures on this board. 3. Advise the site daily activity details. 4. Be escorted by a site inducted person at all times whilst on the site. 5. Report all hazards to management. 6. Use waste management facilities provided. 7. Adhere to all 'NO-GO' & similar environmental signage, barricading and instruction. 8. Report any environmental concerns to Site Supervisor, and 9. Do not disturb mobile plant operators while in operation. 10. Must comply with all reasonable directives from the PCSU. 11. You will act in a professional manner at all times and at all times. 12. Sign acceptance of rules below.	<b>Delivery drivers shall:</b> 1. Ensure that, before entry to site, any load is within the vehicle and that the load has been restrained in accordance with the Load Restraint Manual published by the National Transport Commission. 2. If the vehicle being operated by the driver is a large regulated heavy vehicle under the Heavy Vehicle National Law, ensure that the driver is meeting fatigue management requirements (if not, work is to stop, and adequate fatigue break taken). 3. Adhere to use of agreed travel paths and delivery areas ONLY. 4. Ensure adequate controls are in place for preventing fall and load loss. 5. Ensure that exclusion zones are maintained, during unloading for all persons on ground. 6. Complete the Drive and Load Safety Inspection Checklist for outgoing loads on regulated heavy vehicles. 7. All deliveries to be coordinated with Steve Ross - Hours 7am - 5pm.	<b>Construction workers shall:</b> 1. Not commence work on the site unless you have received a full site induction. 2. Comply with all relevant SSQA conditions of contract. 3. Read the site daily activity details below. 4. Ensure that all loads are correctly restrained prior to unloading works. 5. Ensure that all loads are correctly restrained prior to entering or leaving site. 6. Use waste management facilities provided. 7. Adhere to all 'NO-GO' & similar environmental signage and instruction. 8. Report any environmental concerns to Site Supervisor, and 9. No trade waste debris mud on tyre to leave site. Please notify FKG. 10. Sign acceptance of rules below.		
By signing this site register you are declaring that: • You agree to comply with the minimum PPE site requirements (hard hat, safety glasses, hi-vis vest, safety boots, gloves (task specific)). • You are drug and alcohol free and that you may be tested for drugs or alcohol at any time whilst on this site. • You are familiar with all Work Method Statements and Risk Assessments relating to the activities undertaken on the site in your area of operation as stated in the CEHSMP and confirm that the necessary control measures have been implemented prior to commencing work.				
Scheduled Activities (including known deliveries of materials/transport, cranes, mobile plant, Hazardous Chem, etc)				
Activity Description	Location	Hazard Identified	Overlapping Trades	SWMS #
Formwork/RE/Concrete	Bleachers	Manual handling	nil	DMG
Roof install	TAS	Falls from height	Nil exclusion zones	Hogan
Brick work	TAS	Falls from height	nil	MC
Scaffold removal	TAS east	Falls from Height	nil	Thomas
Piling/ detailed ex	CAPA	Mobile plant	nil	MCP / Ireland
Partitions / cladding	TAS	Manual handling	all	Bright
BUILDING T	CLOSED	NO WORK		
Unscheduled Activities (including expected deliveries of materials/transport, cranes, mobile plant, Hazardous Subs, etc)				
Signed by the Site Supervisor/ Site Manager/ subcontractor Site Supervisor (or other authorised signatory) Name: Steve Ross Position: Site Supervisor Signature: S.R Date: 14/05/2022				

Plate 2 - Daily Pre start form



# SITE PLAN

## EMERGENCY RESPONSE

**REMOVE PEOPLE FROM IMMEDIATE DANGER**

**ALERT THE CORRECT SERVICE**

- Sound the Alarm
- Ensure others affected by the event are notified
- call 000 for all emergencies

**MAKE SAFE**

If safe to do so:

- Shutdown plant / equipment
- Isolate electrical supply
- Isolate chemical supply/storage
- Preserve the scene.

**FIRE**

- Extinguish,
- close doors and windows (if safe to do so)

**ELECTRICAL**

- Keep clear of area - do enter with 8 metres of downed power lines

**EVAUATEE**

- Move to the ASSEMBLY AREA
- Warden to confirm all clear.
- All person to be accounted
- Remain at assembly point until released by the warden

<b>000 EMERGENCY</b>	In an emergency dial 000
----------------------	--------------------------

**Electrical Emergency**

Enduser	Emergency
Industrial	131 003 - Faults & Emergencies
Essential Energy	132 718 - General
Essential Energy	132 080 - Faults & Emergencies
Ausgrid	132 391 - General
Ausgrid	131 388

**AMENITIES-CAR PARK**

**CHEMICAL SPILL KIT**

**ASSEMBLY AREA**

**EXIT**

**PATH OF EXIT**

**ALTERNATE PATH**

**FIRE EXTINGUISHER**

**FIRST AID**

**EMERGENCY BREATHHOOD**

**FIRE INDICATOR PANEL**

## EVENT ACTION GUIDE AND

<b>Project:</b>	Hasting secondary College Upgrade	<b>Address:</b>	9.00am – 5.00pm Mon-Fri 9.00am – 14.00pm Sat
<b>Medical Centre – 10mins</b>	Cnr Park Street and Hastings river Drive 8 min	<b>Phone:</b>	Emergency department 24 hours
<b>Hospital – 12mins</b>	Port Macquarie Base Hospital, Wright's road		

## INJURY RESPONSE

- Notify First Aider displayed on the site/CNA First Aid Officer notification form.
- Apply first aid – First Aider to determine if Medical Assistance is required.
- Refer to the Workplace Rehabilitation and Return to Work Policy and Procedure
- Contact the FKG Rehabilitation Officer (Jacinta Pan - 0428202044)

**MEDICAL REVIEW REQUIRED**

- Casualty transported to medical care (via ambulance or site vehicle if dependent on severity).
- NOTE When Casualty Checklist is to be given to the doctor.
- Doctor may be advised suitable duties available for all injury types.
- If required and consent is given by casualty, the doctor may talk with the FKG Rehabilitation Coordinator by phone.
- Casualty to receive medical to confirm treatment and any restrictions.

## ACTION GUIDES

Open the Emergency Response in the PRS.

Date: 7/2/22

Page | 72





*Plate 5 - Material stored within TPZ*



*Plate 6 - No mud tracking*





*Plate 7 - Rumble grid to be installed*



*Plate 8 - Site hours and speed limit at entry gate*





Plate 9 - Site notice on day of inspection



Plate 10 - Spill kit near entry gate

## APPENDIX F – INDEPENDENT DECLARATION FORMS