

INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

HASTINGS SECONDARY COLLEGE UPGRADE



SSD 11920082

DECEMBER 2022

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Authorisation

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EXECUTIVE SUMMARY

The NSW Department of Education – School 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 second Independent Audit of the School covering the period from 14 May to 26 October 2022.

FKG Group (FKG) is the principal contractor. During the audit period works at the Port Macquarie Campus continued on new and upgraded learning spaces, CAPA building and redeveloped school entry facilities. Works at the new shared use multi-sports facility in partnership with Police Citizens Youth Clubs (PCYC) NSW had not commenced during the audit period.

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

- there were no actions / recommendations open from the first Independent Audit
- for the second Independent Audit, there were 96 CoCs assessed comprising:
 - 62 compliant including 1 observation
 - 32 not triggered
 - 3 non-compliant

Findings made during the audit were of an administrative nature and can be summarised as:

- Non-compliances:

- No evidence provided that DPE or Certifier notified of review of CEMP being carried in response to the findings of IA1 out as required under CoC A30
- Report from the first independent environmental audit dated 8 June 2022 not available on Project website as required under CoCs A23 and C37
- Observation: There is a need for a process to be developed and included in the Construction Noise and Vibration Management Plan to assist in determining whether construction noise levels will not exceed the existing background noise level plus 5dB before works are undertaken during the extended hours allowed under CoC C5.

We would 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 – School 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) (*Stage 2, 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.

FKG is the principal contractor. Construction works began 24th January 2022. This is the second audit of the construction of the Project. During the audit period works at the Port Macquarie Campus continued on new and upgraded learning spaces, CAPA building and redeveloped school entry facilities.

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 (Assistant Auditor): Bachelor of Science (Hons), Environmental Science/Geography, Exemplar Global Certified Auditor (Certificate No 114283)

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

1.4 Audit scope

This Independent Audit relates to the construction of the Project covering the period from 14 May to 26 October 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
 - there is no EPA Licence or other environmental approval work that apply to the works
- 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.

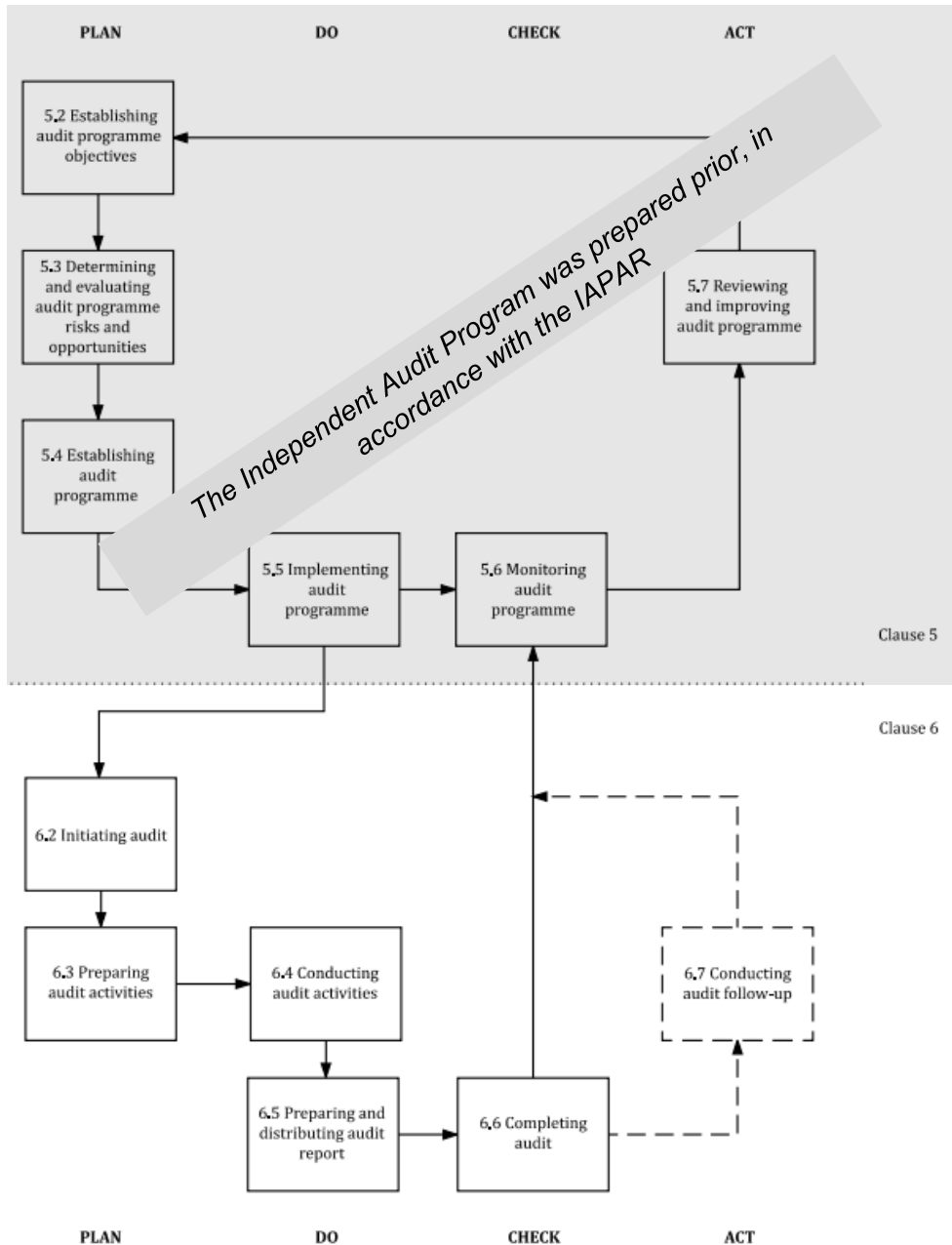


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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 28 September 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, July 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 26 October 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 a request for information and auditee responses to the request.

2.2.4 Site inspection

The site inspection was undertaken on 26 October 2022 with the involvement of the above personnel. Photos are presented in Appendix D.

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 in Appendix A.

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 including *CEMP*, *CTPMSP*, *CNVMP*, *CWMP* and *CSWMP*:

- 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. The evidence against each requirement is detailed within Appendix A.

3.2 Non-compliance, Observations and Actions

This section presents the status of previous findings from the first audit (IA1), in Table 1, and the findings from this audit (IA2) in Table 2.

In relation to the status of findings from the first audit (IA1), no actions remained open.

In relation to this audit (IA2):

- There were 96 CoCs assessed comprising:
 - 62 compliant including 1 observation
 - 33 not triggered
 - 3 non-compliant.

Table 1 IA1 audit findings and actions

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status - 26 October 2022
IA1 1	A24	Observation	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. 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.	Site Induction and site signage and notices amended to include additional environmental content	FKG	CLOSED
IA1 2	A25	Non-compliance	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 No evidence provided that the safety incident that occurred on 1 February 2022 was notified to DPE through the Major Project portal.	Safety incident notified to DPE by SINSW on 14/6/2022	SINSW	CLOSED
IA1 3	A27	Non-Compliance	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. Non reporting to DPE of non-compliance related to A25 (safety incident on 1 February 2022) also constitutes a non-compliance	Non-compliance with non-reporting of safety incident notified via Portal on 14/6/22	SINSW	CLOSED
IA1 4	B14	Non-Compliance	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. Non-compliant as CEMP forwarded to Certifier on 17/5/22 which was after construction commenced	CEMP provided to Certifier on 17/5/22	FKG	CLOSED
IA1 5	B19	Non-compliance	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers 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.	FKG issued Code to relevant subcontractors on 17/5/22. Aconex reference: FKG-GCOR-001936	FKG on 17/05/2022	CLOSED
IA1 6	C1	Non-Compliance	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) 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) Non-compliant as on day of site inspection the Site Notice did not have name of Certifier or structural engineer listed	Site notice amended to include required details	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 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 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.	Noise monitoring register amended to include highly affected noise level and activities occurring at time of monitoring	FKG	CLOSED

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status - 26 October 2022
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>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</p>	<p>Stacked materials within TPZ removed on day of site inspection</p> <p>No materials observed within TPZ on 26/10/22</p>	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>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</p>	Monthly waste reporting by waste contractors now includes required information	FKG	CLOSED
CEMP	Section 2.1 Environmental Awareness	<p>Non-conformance with CEMP</p> <p>Non-compliance</p>	<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>Site induction does not include specific significant environmental activities relevant to this site or Aboriginal and historic heritage requirements</p>	The prestart sign-in document has been amended to include heritage finds	FKG	CLOSED
CEMP	Section 3.5.2 Mitigation Strategies (Heritage)	<p>Non-conformance with CEMP</p> <p>Non-compliance</p>	<p>All workers (including contractors) should be made aware that it is il\ 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>Site induction does not contain sufficient information regarding potential for encountering Aboriginal or historic heritage and what to do if that occurs</p>	The prestart sign-in document has been amended to include heritage finds	FKG	CLOSED

Table 2 IA2 audit findings and actions

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA2 1	A30	Non-compliance	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A33; b) the submission of an incident report under condition A26; c) the submission of an Independent Audit under condition C35 or C36; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>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.</p> <p>Non-compliance:</p> <p>CEMP was reviewed following IA1, however, no evidence was provided that DPE or Certifier were notified that a review of the CEMP was being carried out</p>	<p>Ensure any future review of CEMP or sub plans (e.g. in response to this IA2), is notified as required under this condition</p> <p>Review of plans notified to Secretary of DPE via letter dated 28/11/22 submitted to Major Project Portal on same day</p>	SINSW	CLOSED
IA2 2	A23	Non-compliance	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; III. all approved strategies, plans and programs required under the conditions of this consent; IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; VI. a summary of the current stage and progress of the development; VII. contact details to enquire about the development or to make a complaint; VIII. a complaints register, updated monthly; IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; X. any other matter required by the Planning Secretary; and 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>Non-compliance:</p> <p>It is noted that the report from the first independent environmental audit (IA1) dated 8/6/22 is not available on the Project website (noting that the response to the IA1 report is)</p>	Place IA1 Report on Project website as soon as possible	SINSW	OPEN
IA2 3	C5	Observation	<p>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:</p> <ul style="list-style-type: none"> a) between 6pm and 7pm, Mondays to Fridays inclusive; and 	CNVMP to be amended to include a process to determine whether construction noise levels will exceed the existing background noise level plus 5dB	FKG	OPEN

Item	CoC Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<p>b) between 1pm and 4pm, Saturdays.</p> <p>Observation:</p> <p>There is a need for a process to be developed and included in the CNVMP to determine whether construction noise levels will exceed the existing background noise level plus 5dB before works are undertaken during the extended hours allowed under this condition, as it is understood these extended hours have been used on several occasions.</p>	before works undertaken during the extended hours allowed under this condition		
IA2 4	C37	Non-compliance	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given;</p> <p>b) submit the response to the Planning Secretary; and</p> <p>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p> <p>Non-compliance</p> <p>As per A23 above the report from the first independent environmental audit (IA1) dated 8/6/22 is not available on the Project website (noting that the response to the IA1 report is)</p>	Place IA1 Report on Project website as soon as possible	SINSW	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 the CEMP, CNVMSP, CNVMP, CWMP and CSWMP. The details are included against the relevant CoC in Appendix A.

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 during the period covered by this audit, indicates that it is contributing to achieving an effective level of environmental and community protection.

An observation has been made in relation to CoC C5 in respect of works being undertaken during the extended hours allowed under that condition. It is considered that the CNVMP should be amended to include a process to determine whether construction noise levels will exceed the existing background noise level plus 5dB before works are undertaken during the extended hours allowed under this condition.

3.4 Summary of notices from agencies

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

3.5 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 3.

3.6 Complaints

No complaints regarding construction activities were received during the period covered by the audit (14 May to 26 October 2022).

The complaints register is available on the Project website, last updated in October 2022.

3.7 Incidents

No incidents as defined under the Approval are known to have occurred during the audit period.

3.8 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 3 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	<p>Based on the results of the preliminary assessment, the noise 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 & Vibration Impact Assessment, the contractor must engage a qualified engineer to carry</p>	<p>No complaints have yet been made by members of the community in relation 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>	<p>N</p> <p>Impacts less than predicted</p>

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>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>		
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>No 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 26 October 2022.

In summary:

- There were 96 CoCs assessed comprising:
 - 62 compliant including 1 observation
 - 32 not triggered
 - 3 non-compliant
- All of the findings from IA1 have been closed out.

Findings made during the audit were of an administrative nature and can be summarised as:

- Non-compliances:
 - No evidence provided that DPE or Certifier notified of review of CEMP being carried in response to the findings of IA1 out as required under CoC A30
 - Report from the first independent environmental audit dated 8 June 2022 not available on Project website as required under CoCs A23 and C37
- Observation: There is a need for a process to be developed and included in the Construction Noise and Vibration Management Plan to assist in determining whether construction noise levels will not exceed the existing background noise level plus 5dB before works are undertaken during the extended hours allowed under CoC C5

5. LIMITATIONS

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

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APPENDIX A – SSD 11920082

Table 1: Conditions of Consent SSD 11920082

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
SCHEDULE 2				
PART A: ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Appropriate environmental controls installed onsite, see site photos in Appendix D. FKG weekly environmental inspection report checklists sighted. Weekly inspection reports from Hammertech sighted, all checklist observations are complied with. Photo evidence provided.	Evidence from site inspection and interviews on 26/10/22 indicate compliance with this requirement.	C
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below: 	Current IFC Documentation sighted reflects original SSDA documents listed in the table with 4 Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22 No directions issued	Only one administrative non-compliance and two observations identified, indicating overall compliance with this condition.	C

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Architectural Documentation Set prepared by FJMT						
	Dwg No.	Rev	Name of Plan	Date			
	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	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this 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. 				Interview with auditees 26/10/22	The auditees are not aware of any direction from the Secretary	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. This audit assesses compliance with the consent.	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
Prescribed Conditions				
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 4 Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22	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
Planning Secretary as Moderator				
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.	Interview with auditees 26/10/22	The auditees are not aware of any disputes.	NT
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: I. the outcome of that consultation, matters resolved and unresolved; and II. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Refer evidence in B5, B15, B18 and B24	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
Staging				
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: <ul style="list-style-type: none"> 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) Note: Timeframes changed, but not stages. PCYC works not yet commenced	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. Note: Timeframes changed, but not stages. PCYC works not yet commenced	C
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: <ul style="list-style-type: none"> 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 	Interview with auditees 26/10/22	Not triggered. Staging managed through approved staging report as per A9 – A12.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>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, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>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).</p>			
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.	Interview with auditees 26/10/22	Not triggered. Staging managed through approved staging report as per A9 – A12.	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.	Interview with auditees 26/10/22	Not triggered. Staging managed through approved staging report as per A9 – A12.	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.	Interview with auditees 26/10/22	Not triggered. Staging managed through approved staging report as per A9 – A12.	NT
Structural Adequacy				
A17	<p>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.</p> <p><i>Notes:</i></p> <p><i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p> <p><i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the</i></p> <p><i>Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District</i></p>	<p>Northrop Design Certificate Structural Design Certificate for Below Ground Structure dated 6/4/22 sighted</p> <p>4 Crown Works Certificates issued by MetroBC including:</p> <p>CWC 20246-S6.28-01 21/1/22</p> <p>CWC 20246-S6.28-03 7/4/22</p> <p>CWC 20246S6.28-04 5/9/22</p> <p>CWC 20246S6.28-03 19/9/22</p>	Certifier has issued CWC indicating compliance	C
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Design certificate provided from fjmtstudio dated 10/12/21 certifies that the design intent documentation complies with the relevant BCA requirements.</p> <p>4 Crown Works Certificates issued by MetroBC including:</p> <p>CWC 20246-S6.28-01 21/1/22</p>	Certifier has issued CWC indicating compliance	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22		
External Materials				
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"> a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; 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. 	External finishes schedule by fjmtstudio dated 23/3/22 4 Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22	External finishes schedule dated 23/3/22 provided by fjmtstudio consistent with EIS finishes schedule Certifier has issued CWC indicating compliance	C
Applicability of Guidelines				
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.	Most current version of Construction Environmental Management Plan Hastings Secondary College – 21026 (FKG) dated 6/7/22 (and sub-plans)	Noted. The CEMP and sub-plans appear to reference the relevant guidelines.	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.	Interview with auditees 26/10/22	The auditees are not aware of any directions.	NT
Monitoring and Environmental Audits				
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&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>	Independent Audit No. 1, Audit Report, WolfPeak, 08/06/22 Noise monitoring register indicates weekly noise monitoring of construction activities is being undertaken appropriately This audit	The audits and noise monitoring have been conducted in accordance with ISO 19011 and the IAPAR.	C
Access to Information				
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:	School Infrastructure Hastings Secondary College upgrade Project website includes all of the required documentation other than the IA1 Report dated 8/6/22	Non-compliant as the IA1 Report dated 8/6/22 is not available on the Project website	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> I. the documents referred to in condition A2 of this consent; II. all current statutory approvals for the development; III. all approved strategies, plans and programs required under the conditions of this consent; IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; VI. a summary of the current stage and progress of the development; VII. contact details to enquire about the development or to make a complaint; VIII. a complaints register, updated monthly; IX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; X. any other matter required by the Planning Secretary; and <p>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>	HSC Project Page		
Compliance				
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 D)</p> <p>Site signage provides hours of work</p> <p>Daily pre start and site attendance record 26/10/22 sighted which includes additional environmental, heritage, hours of works information</p>	Induction and other information available at site office indicate compliance	C
Incident Notification, Reporting and Response				
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.	No reportable incidents since last audit site inspection on 13/5/22	Not triggered	NT
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Refer to A25	Not triggered	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Non-Compliance Notification				
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.	Non reporting of NC with A25 in relation to safety incident that occurred on 1/2/22 was reported to Major Project portal on 14/6/22 following finalization of IA1 report on 8/6/22 (i.e. within 7 days)	Reporting timeframe complied with	C
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.	Major Project Portal email details include required information	Compliant	C
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Refer to evidence in A25 – A28	There have been no notifiable incidents during the audit period.	NT
Revision of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A33; b) the submission of an incident report under condition A26; c) the submission of an Independent Audit under condition C35 or C36; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>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.</p>	CEMP reviewed and updated on 6/7/22 in response to IA1	<p>Non compliance</p> <p>No evidence provided that DPE or Certifier notified of review of CEMP being carried out</p>	NC
A31	<p>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.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>		Not triggered	NT
Compliance Reporting				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting Post Approval Requirements.	Not triggered, the Project is in construction.	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.	Compliance Reporting Post Approval Requirements.	Not triggered, the Project is in construction.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements.	Not triggered, the Project is in construction.	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.	Compliance Reporting Post Approval Requirements.	Not triggered, the Project is in construction.	NT
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
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	Notification was provided more than 48 hours from commencement.	C
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.	Site inspection 26/10/22	Not triggered Stage 2 was due to commence in March 2022, but has not yet commenced	NT
Certified Drawings				
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 4 other Crown Works Certificates issued by MetroBC including: CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22	Crown Works Certificates issued by Certifier demonstrates compliance.	C
External Walls and Cladding				
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:	Design certificates issued for relevant components indicate compliance with this requirement Crown Works Certificates issued by Certifier demonstrates compliance.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> · B4 - External Walls - Design Statement - FJMT – December 2021 · B4 - External Walls - PCA Approval – Metro BC – January 2022 4 Crown Works Certificates issued by MetroBC including: <ul style="list-style-type: none"> CWC 20246-S6.28-01 21/1/22 CWC 20246-S6.28-03 7/4/22 CWC 20246S6.28-04 5/9/22 CWC 20246S6.28-03 19/9/22 		
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> 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 (non-residential) 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. 	<p>Dilapidation Report 19/1/22, Douglas Partners</p> <p>Dilapidation Report has been provided to Certifier on 19/1/22 and Currie and Brown (representing DET)</p>	<ul style="list-style-type: none"> 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. <p>No change during audit period</p>	C
B6	<p>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.</p>	<p>Construction Noise and Vibration Management Sub-Plan (JHA, January 2022)</p>	<p>CNVMP required any buildings within 23 m to be assessed, however there are no buildings within this radius</p>	NT
B7	<p>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.</p>	<p>Refer to B6</p>	<p>Refer to B6</p>	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"> a) provide a copy of the relevant survey to the owner of each building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. 	<p>Refer to B6</p>	<p>Refer to B6</p>	NT
Community Communication Strategy				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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"> a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ul style="list-style-type: none"> I. through which the community can discuss or provide feedback to the Applicant; II. through which the Applicant will respond to enquiries or feedback from the community; and III. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<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 date of site inspection</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
Ecologically Sustainable Development				
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"> 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 b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>Green star certification fee invoice sighted and email evidence of registration provided</p>	<p>Email confirmation sighted that project is registered for a Green Star rating.</p>	C
Outdoor Lighting				
B11	<p>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.</p>	<p>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.</p> <p>4 Crown Works Certificates issued by MetroBC including:</p> <p>CWC 20246-S6.28-01 21/1/22</p> <p>CWC 20246-S6.28-03 7/4/22</p> <p>CWC 20246S6.28-04 5/9/22</p> <p>CWC 20246S6.28-03 19/9/22</p>	<p>Compliant</p>	C
Demolition				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. No change during audit period	C
Environmental Management Plan Requirements				
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> <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i> <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	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
Construction Environmental Management Plan				
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: a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); e) Construction Noise and Vibration Management Sub-Plan (see condition B16); f) Construction Waste Management Sub-Plan (see condition B17); g) Construction Soil and Water Management Sub-Plan (see condition B18);	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 6/7/22 and is available on project website	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 and Project portals. 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	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council; c) detail: <ul style="list-style-type: none"> 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; II. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; III. detail heavy vehicle routes, access and parking arrangements; IV. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and 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) 	<p>Letter provided confirming that the Construction Traffic and Pedestrian Management Sub-Plan (TTPA, 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>	<p>Compliant</p> <p>No change since last audit</p>	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"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B15(c)(d); f) include a complaints management system that would be implemented for the duration of the construction; and 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. 	<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> <p>h) Short- and long-term noise and vibration monitoring program discussed appropriately.</p>	<p>Compliant</p> <p>No change since last audit</p>	C
B17	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> 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; b) information regarding the recycling and disposal locations; and 	<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 CWMSPP can be found on the Planning Portal.</p>	<p>Compliant</p> <p>No change since last audit</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>a) Estimated tonnage and classification of construction and demolition wastes provided.</p> <p>b) Recycling and disposal drop-off locations provided.</p> <p>c) Information concerning contamination status of the development areas.</p>		
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"> a) be prepared by a suitably qualified expert, in consultation with Council; b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; 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 & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; 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); e) detail all off-site flows from the site; and 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. 	<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"> a) Condition met. b,c) Information provided by fjmt in soil and water management plans. d-f) Wet weather management appropriate. Off-site stormwater flows and management detailed. 	<p>Compliant</p> <p>No change since last audit</p>	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"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p>Driver Code of Conduct included as Appendix I of CTPMSP.</p> <ul style="list-style-type: none"> 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. b) Conflict with other road users will be minimised by utilising specific truck routes and observing all road rules. 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. d) Truck drivers will use specified routes. Enter site from Gordon St and exit from Owen St. <p>Provided in sub-contractor award package with Appendix I being a standard inclusion in Sub Contract Award documents sighted</p>	<p>Compliant</p> <p>Evidence provided of Driver Code being included in site induction or issued / communicated to sub-contractors when they are awarded a contract.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Driver Code of Conduct provided to relevant subcontractors via Aconex on 17/5/22		
Construction Parking				
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.	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. The Strategy has been provided to the Planning Secretary and can be found on DPE's Planning Portal.	Compliant	C
Operational Noise – Design of Mechanical Plant and Equipment				
B21	Prior to installation of mechanical plant and equipment: <ul style="list-style-type: none"> a) a detailed assessment of mechanical plant and equipment with compliance with the relevant operational noise level criteria as recommended 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 must be undertaken by a suitably qualified person; and 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 & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA. 	JHA has provided an Acoustic Statement for Mechanical Plant in CAPA building dated 9/9/22 confirming compliance with these requirements	Compliant	C
Operational Waste Storage and Processing				
B22	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: <ul style="list-style-type: none"> a) is constructed using solid non-combustible materials; 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; c) includes a hot and cold water supply with a hose through a centralised mixing valve; 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. 	Site inspection 26/10/22	Not triggered for Stage 1 works, applies to Stage 2 only which have not yet commenced	NT
Operational Access, Car Parking and Service Vehicle Arrangements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B23	<p>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:</p> <ul style="list-style-type: none"> 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; b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and 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. 	Site inspection 26/10/22	Not triggered yet, part of PCYC Works for Stage 2 which have not yet commenced	NT
Road / Public Domain Works				
B24	<p>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.</p> <p><i>Note:</i></p> <p><i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i></p> <p><i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i></p> <p><i>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.</i></p>	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	<p>Evidence for consultation with Council and approval on 31/01/2022 of public domain works provided in S138 Application.</p> <p>Crossover on Owen Street constructed under S138 Permit</p>	C
Hazardous Materials Management Plan				
B25	<p>Prior to the commencement of construction the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <ul style="list-style-type: none"> a) address the recommendations in the Hastings Secondary College - Port Macquarie Campus 16 Owen Street, Port Macquarie prepared by Douglas Partners, dated April 2021; b) provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and c) comply with the relevant NSW Legislation, Codes and Practice and Australian Standards. 	<p>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)</p> <p>Plan provided to Certifier on 5/1/22</p>	<p>Hazardous Materials Management Plan provided.</p> <ul style="list-style-type: none"> 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) All regulatory compliance legislations to be followed are listed. <p>No change since last audit</p>	C
Landscaping				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. 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 Certificates issued by Certifier demonstrates compliance.	No landscaping works started yet at this stage of construction. Requirements for additional planting in relation to PCYC building to be addressed in Stage 2	C
PART C: DURING CONSTRUCTION				
Site Notice				
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 inspection 26/10/22 (Site notice photo in Appendix D)	Site notice complies with requirements	C
Operation of Plant and Equipment				
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
Demolition				
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
Construction Hours				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> 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 D)	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: <ul style="list-style-type: none"> a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays. 	Asbestos removal work planned for Sat 29 Oct to avoid conflict with school activities using 14 tonne excavator and trucks Noise monitoring checks done twice a week at 21 Owen Street. Noise monitoring register records provided Background noise levels have been recorded. 59dB in all three instances. It is noted that FKG rarely work outside of the approved SSDA approved hours.	Observation Need for process to be developed and included in CNVMP determine / predict whether construction noise levels will not exceed the existing background noise level plus 5dB before works undertaken during the extended hours allowed under this condition as it is understood these extended hours have been used on several occasions.	C
C6	Construction activities may be undertaken outside of the hours in condition C4 if required: <ul style="list-style-type: none"> 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 	Interview with auditees 26/10/22	The auditees state that there have been no OOHW under this condition during the audit period.	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.	Refer C6	Refer C6	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> 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
Implementation of Management Plans				
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 assessed via site inspection and interview on 26/10/22, site	The implementation of mitigation measures in the CEMP was observed on site and indicate that	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		environmental controls and procedures provided evidence of implementation. Photos Appendix D	this plan is generally being implemented	
Construction Traffic				
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 construction vehicles observed on street on day of inspection	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
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and 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.	Hoarding was clear of graffiti and advertising	No third party advertising installed or graffiti evident at time of site inspection.	C
No Obstruction of Public Way				
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 26/10/22 Complaint register current to 03/11/22	Site inspection confirmed that public walkways were clear of all construction material and no complaints have been received to indicate otherwise	C
Construction Noise Limits				
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 and weekly monitoring records sighted with comments and observations on activities occurring at the time of monitoring	Highly Noise Affected Level (75dBA) included in noise monitoring register to assist identify and details of activities taking place at the time of monitoring.	C
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.	Complaints register current to 03/11/22	No complaints have been made concerning out of hours work and site hours are posted on access gates to site (Appendix D)	C
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.	Site inspection 26/10/22	Tonal reversing alarms were not heard during site inspection. No noise complaints have been received during audit period	C
Vibration Criteria				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	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.	CNVMP	No other limits applied in the CNVMP	NT
Tree Protection				
C19	For the duration of the construction works: <ul style="list-style-type: none"> 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; 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; 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 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. 	TPZ photos Appendix D	No council trees located near site boundary. Tree protection zones established and free of construction materials.	C
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	See photos in Appendix D	Hose points located around boundary – hydraulic controls (hosing of lay down) will be implemented if and when required. No visible dust being generated at time of inspection Stockpiles covered	C
C21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; 	See photos in Appendix D	No mud tracking onto public roads observed during inspection.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	Cattle grid and brooms observed at main vehicle entry gate to SSD works	Vehicle wash down area in place at main entry gate Covered stockpile observed	
Imported Fill				
C22	The Applicant must: <ul style="list-style-type: none"> 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; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier upon request. 	Road base imported from Boral Receipt dated 21/9/22 sighted	No imported fill to SSD works to date. Not triggered	NT
Disposal of Seepage and Stormwater				
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	Stormwater being managed on site, pumped to tank (Appendix D) and removed via tanker	NT
Emergency Management				
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.	Emergency Plan (no date) Emergency drill 27/09/22	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 D). Emergency evac signage sighted. November 21 emergency drill held. Record of emergency drill held on 27/09/2022 sighted	C
Stormwater Management System				
C25	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: <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards; d) be to the satisfaction of Council; e) include details of the proposed diversion of the existing Council stormwater pipeline traversing the site; and 	Northrop Civil plans for stormwater drainage system approved under Crown Works Certificate 2 dated 7/4/22	Plans prepared and certified as required. No change during audit period	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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;</p> <p>Notes:</p> <p>The legal point of discharge for the proposed development is defined as existing stormwater drainage system.</p> <p>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% & 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.</p> <p>The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7.</p> <p>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.</p> <p>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.</p> <p>The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.</p> <p>During all phases of demolition, excavation and construction, it is the responsibility of the applicant and their contractors to:</p> <ul style="list-style-type: none"> Ascertain the exact location of the Council stormwater drainage pipeline and associated pits traversing the site in the vicinity of the works. Take measures to protect the in-ground Council stormwater drainage pipeline and associated pits. Ensure dedicated overland flow paths are satisfactorily maintained through the site. <p>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.</p> <p>If a Council pipeline is uncovered during construction, all work must cease and the Certifier and Council must be contacted immediately for advice.</p> <p>Any damage caused to Council's stormwater drainage system must be immediately repaired in full and at no cost to Council</p>			
Unexpected Finds Protocol – Aboriginal Heritage				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C26	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; 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; 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 e) works shall only recommence with the written approval of the Planning Secretary. 	Interview with auditees 26/10/22	The auditees are not aware of any unexpected find events.	NT
Unexpected Finds Protocol – Historic Heritage				
C27	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> a) all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary; 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. 	Interview with auditees 26/10/22	The auditees are not aware of any unexpected find events.	NT
Waste Storage and Processing				
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 Aussie Blue Bins –	Compliant 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).	Project Resource Recovery Report AUS blue bins dated 25/10/22 breaks CDW into types of concrete, tiles, paper, mixed waste etc and % diverted from landfill (85%) 344 m3 of waste since project commenced in 2021	Compliant Site inspection confirmed that wastes are being segregated on site. Aussie Blue Bins removes segregated waste materials from site and provides FKG with waste tracking reports	C
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 D) observed during site inspection on 26/10/22	Compliant 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.	Project Resource Recovery Report AUS blue bins dated 25/10/22 breaks CDW into types of concrete, tiles, paper, mixed waste etc and % diverted from landfill (85%)	Aus Blue Bins are contracted to provide monthly waste tracking reports but these have not been provided to date.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		344 m3 of waste since project commenced in 2021		
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.	<p>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)</p> <p>Waste dockets for Asbestos Soil sent to Cairncross Waste Facility for numerous dates including 28/10/21, 30/10/21 sighted</p> <p>Clearance Certificate (WSP) dated 29/10/22 for Asbestos Remediation sighted, plus waste dockets for Cairncross Waste Facility dated same date for Asbestos Soil</p>	<p>Compliant</p> <p>Evidence of disposal of contaminated materials to approved waste disposal facility provided</p>	C
Outdoor Lighting				
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.	<p>JHA certificate of design dated 12/1/22</p> <p>Complaint register current to 03/11/22</p>	<p>The design certificate confirms the external lighting design is in accordance with AS 4282-2019.</p> <p>No complaints about lighting from construction site</p>	C
Independent Environmental Audit				
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	Approval was obtained prior to the first audit.	C
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	<p>Independent Audit No. 1, Audit report, WolfPeak 08/06/22</p> <p>This audit report</p>	The audits have been conducted in accordance with the IAPAR.	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.	Interview with auditees 26/10/22	The auditees are not aware of any direction from the Department regarding timing of audits.	NT
C37	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <ol style="list-style-type: none"> review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; submit the response to the Planning Secretary; and make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	Response to IA1 Report (report dated 8/6/22) to Secretary dated 12/7/22 sighted on Project website but Report itself is not available on Project website	Non-compliant as the IA1 report dated 8/6/22 is not available on the Proponents website	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	Submission of IA1 Report dated 8/6/22 and proponent response to it provided in letter to Secretary dated 12/7/22 of which the latter is available on Project website	The IA1 report and proponent response were submitted and responded to on 12/7/22 in accordance with requirements	C
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.	Site inspection 26/10/22	Not triggered as project still under construction	NT
Operational Readiness Work				
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"> 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); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> I. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; II. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and 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. 	Site inspection 26/10/22	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"> a) no more than 15 staff are involved in operational readiness work; b) no more than 5 vehicles must access the school related to the operational readiness work; c) no students or parents are permitted; and d) (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff. 	Site inspection 26/10/22	Not triggered, project still under construction	NT
Contamination				
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. Clearance Certificate (WSP) dated 29/10/22 for Asbestos Remediation sighted, plus waste	Apart from ACM removal on 29/10/22 there is no other requirement to monitor or test contaminated areas Compliant.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		dockets for Cairncross Waste Facility dated same date for Asbestos Soil		
PART D: PRIOR TO COMMENCEMENT OF OPERATION {PART D CONDITIONS NOT ASSESSED AS PROJECT STILL IN EARLY CONSTRUCTION PHASE}				
Notification of Occupation				
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
External Walls and Cladding				
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
Works as Executed Plans				
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
Warm Water Systems and Cooling Systems				
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
Outdoor Lighting				
D6	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: <ul style="list-style-type: none"> a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and 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. 			NT
Mechanical Ventilation				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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"> a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW 			NT
Operational Noise – Design of Mechanical Plant and Equipment				
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 & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021.</p>			NT
Fire Safety Certification				
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
Structural Inspection Certificate				
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"> 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 b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 			NT
Post-Construction Dilapidation Report – Protection of Public Infrastructure				
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"> 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; 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). c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary when requested. 			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Repair of Public Infrastructure				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or 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 c) pay compensation for the damage as agreed with the owner of the public infrastructure. <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
Road Damage				
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
Post-Construction Survey – Adjoining Properties				
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"> 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; b) be provided to the owner of the relevant buildings surveyed; c) be provided to the Certifier; and d) be provided to the Planning Secretary when requested. 			NT
D15	<p>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</p>			NT
Bicycle Parking and End-of-Trip Facilities				
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"> a) the provision of a minimum 155 bicycle parking spaces; 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; c) the provision of end-of-trip facilities; and d) appropriate pedestrian and cyclist advisory signs are to be provided. 			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i>			
Road / Public Domain Works				
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> <p><i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i></p> <p><i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i></p> <p><i>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.</i></p>			NT
School/Pedestrian Crossing Facilities				
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
School Zones				
D19	<p>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.</p> <p><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></p>			NT
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			NT
School Transport Plan				
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"> a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> I. objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); II. specific tools and actions to help achieve the objectives and mode share targets; 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. 			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> 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; II. the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); III. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; 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; 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; VI. delivery and services vehicle and bus access and management arrangements; VII. management of approved access arrangements; 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; IX. car parking arrangements and management associated with the proposed use of school facilities by community members; and <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>			
PCYC Operations Plan				
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> <ul style="list-style-type: none"> a) be prepared by a suitably qualified consultant in consultation with Council, TfNSW and Hastings Secondary College; b) detail proposed operations including: <ul style="list-style-type: none"> I. hours of operation; II. expected staff and volunteer attendance levels; III. schedule of use and intended group activities; c) include arrangements to promote the use of active and sustainable transport modes and reduce demand for parking, particularly during peak school operations, including: <ul style="list-style-type: none"> I. objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); II. specific tools and actions to help achieve the objectives and mode share targets; 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 			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>and the requirement for travel surveys to identify travel behaviours of users of the development.</p> <p>d) include operational transport access management arrangements, including:</p> <ol style="list-style-type: none"> I. the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.); II. delivery and service vehicle and bus access and management arrangements; III. management of approved access arrangements; IV. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to minimise impacts during school hours; and <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>			
Utilities and Services				
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><i>Note:</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>The Water Authority will accept payment of the equivalent amount of contributions under Section 608 of the Local Government Act 1993.</i></p>			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><i>Note:</i></p> <p><i>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</i></p>			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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.</p> <p>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.</p> <p>The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling. prior to the pouring of concrete for sewerage works and/or works on public property. during construction of sewer infrastructure. during construction of water infrastructure. <p>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.</p>			
Stormwater Operation and Maintenance Plan				
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"> a) maintenance schedule of all stormwater quality treatment devices; 			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. 			
Signage				
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
Operational Waste Management Plan				
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"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in the EIS and RtS. 			NT
Landscaping				
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"> a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS; 			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
PART E: POST OCCUPATION {PART E CONDITIONS NOT ASSESSED AS PROJECT STILL IN EARLY CONSTRUCTION PHASE}				
Out of Hours Event Management				
E1	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)			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the activity(ies), where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA. 			
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"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the activity(ies) where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with 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
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
PCYC Hours of Operation				
E5	The PCYC may only operate between the hours of 6am to 10pm Monday to Sunday.			NT
Operation of Plant and Equipment				
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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Warm Water Systems and Cooling Systems				
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 water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			NT
Community Communication Strategy				
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
Operational Noise Limits				
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
Unobstructed Driveways and Parking Areas				
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
School Transport Plan				
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
PCYC Operations Plan				
E13	The PCYC Operations Plan required by condition D22 must be updated as required and implemented unless otherwise agreed by the Planning Secretary.			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Ecologically Sustainable Development				
E14	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star 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.			NT
Outdoor Lighting				
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
Landscaping				
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
Utilities and Services				
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"> 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). b) the Proprietor must have the OSD inspected annually by a competent person. 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. 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. 			NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Note: The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument.</i>			
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"> 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. b) the Proprietor must have the SQID inspected annually by a competent person. 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. 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. 			NT

APPENDIX B – 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

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 C – CONSULTATION RECORDS

APPENDIX D – SITE PHOTOGRAPHS



Plate 1 – Site notice board with Emergency Event Action Plan



Plate 2 – Flammable and chemical liquid store



Plate 3 – Tree protection zone in place



Plate 4 – Coir log and silt fence protecting north side of site



Plate 5 – Coir log and silt fence protecting Owen Street side of site



Plate 6 – PVC tank used for storage of site stormwater prior to tankering off site



Plate 7 - Rumble grid and concrete pad used for cleaning wheels prior to exiting site



Plate 8 - Site notice at entry gate



Plate 9 - Site hours and speed limit on entry gate

APPENDIX E – INDEPENDENT DECLARATION FORMS

Independent Audit Declaration Form

Independent Audit Declaration Form

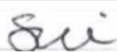
Project name	Hastings Secondary College Upgrade
Consent Number	SSD 11920082
Description of Project	Upgrades to Hastings Secondary College Port Macquarie Campus, including refurbishment of parts of two existing buildings, provision of a two storey Creative and Performing Arts (CAPA) building, joint use PCYC facility, covered outdoor learning area (COLA), new covered walkways and lift connections, and upgrades to the school entrance and signage.
Project Address	16 Owen Street, Port Macquarie 2444
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	16/12/2022

I declare that I:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit;
 - I declare that I may be engaged to prepare the independent audit program for this Project
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 1, Short Street, Port Macquarie NSW 2444

Independent Audit Declaration Form

Independent Audit Declaration Form

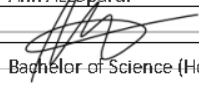
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I declare that I:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit;
 - I declare that I may be engaged to prepare the independent audit program for this Project
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

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

Name of auditor	Ann Azzopardi
Signature	
Qualification	Bachelor of Science (Honours), Environmental Science/Geography Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000