

Michael Cassel  
Planning Secretary  
Department of Planning and Environment  
12 Darcy Street  
Parramatta NSW 2150

Attn: Rob Sherry

26 June 2023

Dear Mr Cassel

**Redevelopment of Hastings Secondary College Port Macquarie Campus Upgrade (SSD 11920082): Submission of Independent Audit Report and Response in accordance with Conditions C37 and C38**

I refer to the redevelopment of Hastings Secondary College SSD 11920082 approved on 1 December 2021.

In accordance, with condition C37 and C38 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

- Hastings Secondary College Redevelopment\_IA3\_Rev1.0, Wolfpeak 16/06/2023, V1.0

As per the requirements of condition C37(a) the Department must be issued with a response from the proponent to the Independent Audit Report, therefore the following attachments are provided for your information:

- Attachment A – Response to Independent Audit non-compliances
- Attachment B – Response to Independent Audit observations
- Attachment C – B18 Observation Evidence
- Attachment D – C13 Observation Evidence

In accordance with condition C37 the Independent Audit Report and response will be made publicly available within 60 days of the date of this submission.

Yours sincerely



Natali Boskovska  
**Project Director**  
**Schools Infrastructure NSW**

## Attachment A – Response to Independent Audit non-compliances

Condition ID	Compliance Requirement	Audit finding	Audit Recommendation	Proponent's Proposed Action/Action Taken/Response	Evidence	Due Date/Status
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-compliances were identified in the second Independent Audit, and these were not reported within 7 days as is required by this condition.	Ensure all non-compliances are notified within 7 days.	Future non-compliance to be reported within 7 days of becoming aware.	N/A	CLOSED
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under condition A33;</li> <li>b) the submission of an incident report under condition A26;</li> <li>c) the submission of an Independent Audit under condition C35 or C36;</li> <li>d) the approval of any modification of the conditions of this consent; or</li> <li>e) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</li> </ul> <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>	No evidence provided that DPE or the Certifier were notified that a review of the CEMP was being carried out post IA2 (noting that the Certifier was provided with a copy of Rev 6 of the CEMP in Aconex dated 13/04/2023).	Ensure any future review of CEMP or sub plans, is notified as required under this condition.	Do not agree with the auditors finding as it is noted that Audit no. 2 was lodged to DPE on 4 May 2023, therefore notification of review in accordance with A30 is required by 4 July 2023 (being within 3 months of submission of the audit).	Review of Strategies Letter (A30) to be submitted by 4 July 2023 (being three months since the submission of Audit no. 2).	4 July 2023 OPEN
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.	SINSW reviewed and prepared a response for the second Independent Audit. The Report was submitted along with its response to the Department on 04/05/2023 which is more than two months after the audit site inspection on 26/10/22.	Ensure IA3 audit report and response to it are submitted to Planning Secretary within 2 months of the IA3 site inspection carried out on 26 April 2023.	Submission of the IA3 and this Response to Independent Audit Letter by 26 June 2023.	Submission of this Response to Audit letter and the IA3 to the Planning Secretary.	26 June 2023 CLOSED



## Attachment B – Response to Independent Audit observations

Condition ID	Compliance Requirement	Audit Observation/Opportunity for Improvement	Proponent's Proposed or Completed Action or reason for not implementing measures/changes	Evidence	Due Date/Status
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>d) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the site);</li> <li>e) detail all off-site flows from the site; and</li> <li>f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.</li> </ul>	<p>A more detailed Erosion and Sediment Control Plan (ESCP) is required for the north east corner of CAPA site near its interface with PCYC site. The ESCP to be prepared or reviewed by suitably qualified expert. Clean up of litter, debris and spoil required and placement of geofabric over exposed soil in this area is also recommended as a high priority.</p>	<p>Area was cleaned and stockpile removed the next day following the Audit.</p> <p>Completion of built works to the lower ground level of CAPA site, adjacent the MPC, have progressed significantly since the audit, and will continue to progress at ground level over the next 4-6 weeks. Scaffold strip to the north elevation of the CAPA building is scheduled to commence 28/6/23 which includes further ground works (footings and soil importation).</p> <p>FKG will review the implementation of soil stabilisation and runoff control throughout this work in accordance with CEMP which will include geofabric to stabilise exposed batters, core logs, hay bales and silt fences to reduce impacts of overland flow during inclement weather events, and maintain controls at downstream SW pits. FKG to review proposed strategies with relevant Civil Engineer or similar qualified expert.</p>	<p>Refer to Attachment C for photos.</p>	<p>OPEN</p> <p>Target close out by 28/06/23.</p>
B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>b) minimise conflicts with other road users;</li> <li>c) minimise road traffic noise; and</li> <li>d) ensure truck drivers use specified routes.</li> </ul>	<p>As an opportunity for improvement it is recommended that relevant Driver Code of Conduct be included in the site video induction for Stage 1.</p>	<p>FKG video induction (relevant to Stage 1 works) is proposed to be updated to include the Driver Code of Conduct (DCC) with this to be completed around end of July 2023 (due to internal leave). The Project Team covers Site Specific items that are not covered by the Induction Video and the DCC has been included in this until such time as this is covered by the updated Induction Video.</p>	<p>N/A</p>	<p>OPEN</p> <p>Induction script amended, formal update to Induction Video on, or around, 28/07/23.</p>
C13	<p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>Recommend that the nature of any works taking place along with a description of the main noise sources audible at the time of each monitoring event be recorded in the noise monitoring registers for the works.</p>	<p>Main Works (FKG - Stage 1 works): Table amended to include additional details including time of monitoring, overview of construction activities and any further additional information such as deliveries, lifting equipment in use, etc. Refer to Attachment C for sample.</p> <p>PCYC (A W Edwards - Stage 2 works): A section included in the ongoing noise monitoring to identify site activities being undertaken at time of monitoring. Refer to Attachment C for sample.</p>	<p>Main Works: Additional detail added to Monitoring Template – Sample included in Attachment D.</p> <p>PCYC: Additional column for site activities has been added. Sample included in Attachment D.</p>	<p>CLOSED</p>

## Attachment C – B18 Observation Evidence



## Attachment D – C13 Observation Evidence

### Main Works:

Stage 2 - Noise Monitoring						
Week Starting	Date	Time of Monitoring	Peak Decibel Level	Approximate Average	Description of General Work Activities at Time of Monitoring	Further Comments
	Ongoing Average		69.4	51.9		
Monday, 5 June 2023	6/06/2023	10:05am	68	49	1. Wall linings CAPA - GF 2. Wall setout CAPA - L1 3. Cable tray install CAPA - L1 4. Bricklaying Column Cladding & Walls CAPA - L1	
	8/06/2023	10:55am	68	53	1. Wall linings CAPA - GF 2. Wall framing CAPA - L1 3. High level electrical roughin CAPA - L1 4. Bricklaying External Walls CAPA - L1	Plasterboard delivery / load in to building
Monday, 12 June 2023	13/06/2023	11:30am	72	54	1. Wall framing CAPA - L1 2. High level mechanical roughin CAPA - L1 3. Hydraulic roughin - wet areas CAPA - L1 4. Roof flashings CAPA	Crane - Lifting solar panels and parapet cladding CAPA roof
	15/06/2023	10:00am	65	53	1. Wall framing CAPA - L1 2. High level mechanical roughin CAPA - L1 3. Hydraulic roughin - wet areas CAPA - L1 4. High level electrical roughin CAPA - L1 5. Bricklaying External Walls CAPA - L1	
Monday, 19 June 2023	20/06/2023	10:00am	66	51	1. Sheeting walls / ceilings CAPA - GF 2. Wall framing CAPA - L1 3. Services roughin CAPA - L1 4. Blocklaying OSD CAPA	
	22/06/2023					



## PCYC:

Hastings PCYC Project



### Construction Noise and Vibration Management Plan

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#### Noise Monitoring

Date	Noise reading	Location	Site activities
Contract Document			
31/03/2023	Reading of 50.5 was captured. Refer to photo provided.	Corner of Gordon and Owen Street	Site diary record: <ul style="list-style-type: none"><li>• Earthworks, 20t excavator.</li><li>• Civil Storm water, 5t excavation, 2 t excavation</li><li>• Formwork, cutting of formwork timber and general labour</li></ul>
01/04/2023	Refer to video provided	Corner of Gordon and Owen Street	Site diary record: <ul style="list-style-type: none"><li>• Earthworks, 20t excavator.</li><li>• Civil Storm water, 5t excavation, 2 t excavation</li><li>• Formwork, cutting of formwork timber and general labour</li></ul>
29/05/2023	Reading of 53.4 was captured. Refer to photo.	Corner of Gordon and Owen Street	<ul style="list-style-type: none"><li>• 60t crane lifting Ultrafloor</li><li>• Suspended formwork</li><li>• Blockwork</li></ul>