

# INDEPENDENT AUDIT NO. 6 – AUDIT REPORT


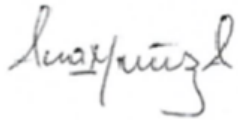
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HASTINGS SECONDARY COLLEGE UPGRADE

SSD 11920082

NOVEMBER 2024

## Authorisation

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SSD 11920082

**Project No.:** 1195

**Prepared for:**  
School Infrastructure NSW

**Prepared by:**  
WolfPeak Group Pty Ltd

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
AWE	A W Edwards Pty Limited
CAPA	Creative and Performing Arts
CEMP	Construction Environment Management Plan
Conditions / CoC	Condition of Consent
DPHI or Department	Former Department of Planning and Environment (note: from 1 January 2024, DPE's planning functions are taken by a new department known as Department of Planning, Housing and Infrastructure (DPHI))
DoE	Department of Education NSW
SINSW	School Infrastructure NSW
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
ESCP	Erosion and Sediment Control Plan
HSC	Hastings Secondary College
IA	Independent Audit
IAPAR 2020	<i>Independent Audit Post Approval Requirements 2020</i>
PCA or the Certifier	Principal Certifying Authority
SINSW	School Infrastructure NSW
SSD	State Significant Development

## EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW (SINSW / the Applicant) is responsible for delivering the Hastings Secondary College Upgrade (HSC, or the Project), located at 16 Owen Street, Port Macquarie NSW 2444. The project aims to provide sustainable and modern learning opportunities while also developing a strategy for the utilization of both new and existing fabric.

The project is being delivered in two (2) stages. Stage 1 consists of eleven (11) phases, covering the construction of a covered walkway between Buildings A and L, the CAPA building and a lift, a new school entry, the removal of Building S, and the refurbishment of Buildings L and B. Stage 2 involves the construction of a multipurpose sports facility or PCYC facility. Nine phases of Stage 1 (Stage 1A, 1B.1, 1B.2, 1B.3, 1B.4, 1B.5, 1B.6, 1B.7, and 1B.8) were completed in Q4 2023, and Stage 2 was completed in March 2024.

Stage 1C.1 and Stage 1C.2 cover alterations to portions of the existing ground and Level 1 areas of Buildings B and L and are the subject of this Audit.

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

RPS Group (RPS) has been appointed as the client representative on behalf of SINSW. AW Edwards (AWE) is the principal contractor for Stage 1C.1 and Stage 1C.2. The Principal Certifying Authority (PCA or the Certifier) is Metro BC.

WolfPeak was engaged as the Independent Auditor for Stage 1 and Stage 2 of the Project, approved by the Department on 15 March 2022.

This audit was undertaken in accordance with the State Significant Development SSD 11920082 Conditions C34-C39 and the Department's 2020 document entitled *Independent Audit Post Approval Requirements (IAPAR)*. The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits.

This Audit Report presents the outcome of the sixth Independent Audit (IA6) for the construction of Hastings Secondary College under Stage 1C.1 and Stage 1C.2, covering the period from 30 September 2024 to 9 October 2024 (the 'audit period'). The site inspection, interviews with auditees, and document review were conducted on 9 October 2024. Works undertaken during the audit period included the demolition of classrooms, bathrooms, and external pavement on the ground floor of Building L, as well as the ground floor and Level 1 of Building B.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

In summary:

- Findings from previous audit (IA5) were addressed by the project team and considered closed by the Auditor upon completion of the IA5 report.

- Findings from this sixth Independent Audit (IA6) are:
  - There were 160 Conditions assessed
  - Two (2) non-compliances were identified during this Audit, primarily administrative in nature. The findings are under Conditions C23 and C37, relating to the uploading of updated management plans and the audit response from IA5 to the project website. Prior to finalisation of this audit report, the auditees completed the required document uploads to the project website, and these issues are now considered closed by the auditor.
  - 75 Conditions were considered by the Auditor compliant.
  - 83 Conditions were considered by the Auditor as not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

We would like to thank the auditees for their high level of organisation, cooperation and assistance during the 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. The Project comprises:

- SSD Stage 1 – Covered Walkway between Buildings A and L, CAPA and Lift, New School Entry, removal of Building S, and refurbishment of Building L and B
  - Stage 1A: Covered Walkway between Buildings A and L
  - Stage 1B: CAPA & Lift, New School Entry, and removal of Building S.
    - Stage 1B.1 – CAPA & Lift
    - Stage 1B.2 – Front Entrance Landscaping Section 1
    - Stage 1B.3 – Front Entrance Landscaping Section 2
    - Stage 1B.4 – Front Entrance Landscaping Section 3
    - Stage 1B.5 – Front Entrance New Ramp
    - Stage 1B.6 – Demolition of Existing Ramp



- Stage 1B.7 – CAPA Landscaping
- Stage 1B.8 – Building B Landscaping
- o Stage 1C: Building L and Building B
  - Stage 1C.1 – Building L
  - Stage 1C.2 – Building B
- SSD Stage 2 – Construction of Multipurpose Sports/PCYC Facility

Figure 2 provides an extract of the approved site plan, illustrating the approved upgrades to the school.

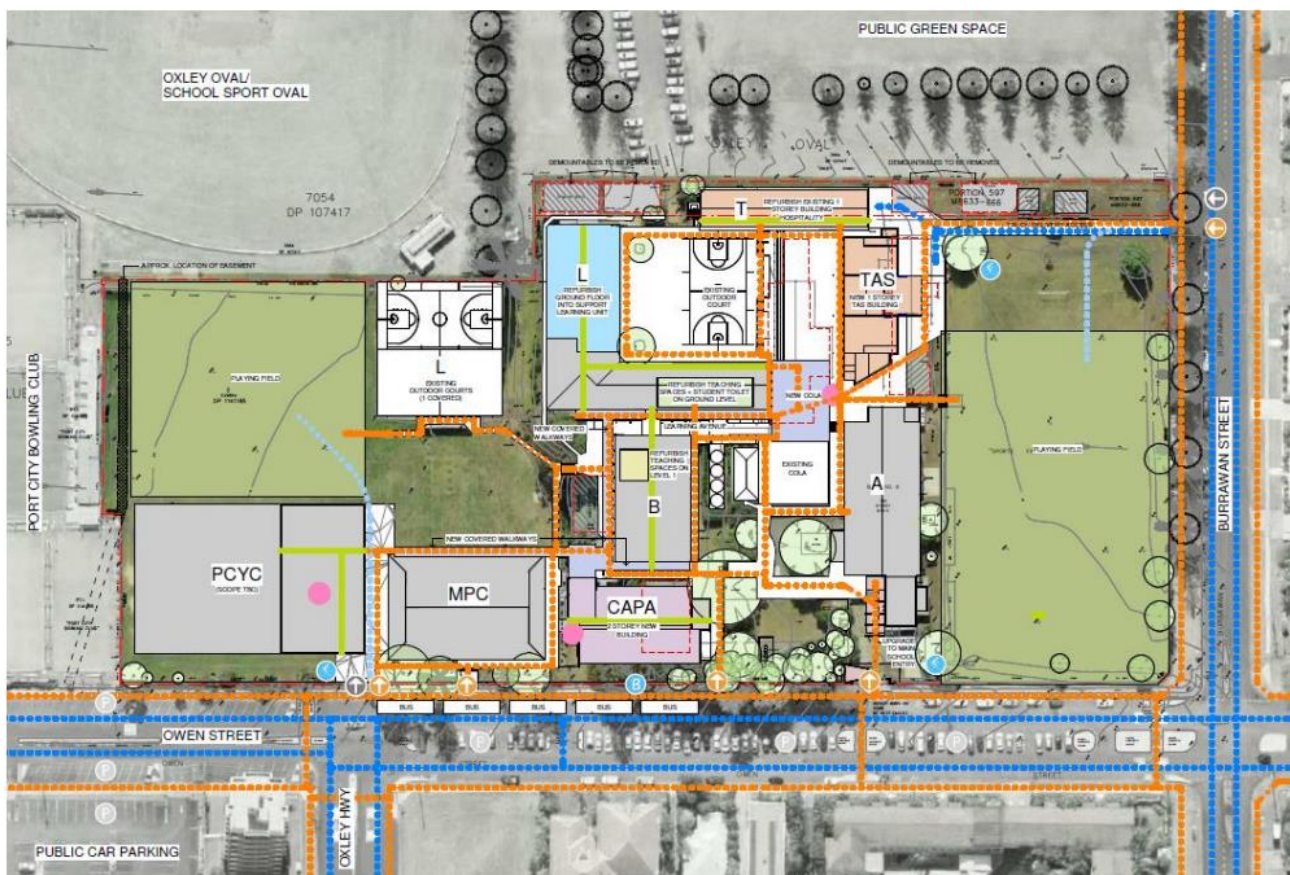


Figure 2: Site Plan (Source: EIS Report, 25 May 2021, DFP Planning)

The Project was granted consent under Section 4.38 of the Environmental Planning and Assessment Act 1979 on 1 December 2021, State Significant Development (SSD) 11920082, subject to a number of conditions.

The Project has been subject to the following modifications since the granting of consent:

- Modification 1 – Design amendments to the approved architectural and landscape design, including alteration to heritage elements of Buildings A and B, deletion of works to Building L and a new rooftop mechanical plant above the CAPA building and associated works including additional tree planting and changes to entry signage. Approved on 29 November 2022.

- Modification 2 – Design changes to the PCYC Building component of the development, including but not limited to new rear extension, deletion of the basement carpark, new at-grade parking at the rear, roof configuration changes including installation of roof top ventilators, relocation of the pedestrian entry, building façade including materials and treatments and landscape design, including additional tree planting. Approved on 4 April 2023.

RPS Group (RPS) has been appointed as the client representative on behalf of SINSW. AW Edwards (AWE) is the principal contractor for Stage 1C.1 and Stage 1C.2. The Principal Certifying Authority (PCA or the Certifier) is Metro BC.

Works undertaken during the audit period included the demolition of classrooms, bathrooms, and external pavement on the ground floor of Building L, as well as the ground floor and Level 1 of Building B.

## 1.2 Approval requirements

The SSD 11920082 Conditions of Consent C34 – C39 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department document entitled *Independent Audit Post Approval Requirements* (IAPAR) dated 2020.

Condition C35, in particular states, '*Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements*'.

## 1.3 The audit team

In accordance with Schedule 2, Condition 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 auditor who performed the auditing work and was approved by the Department is shown in Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Steve Fermio	WolfPeak	Lead Auditor	Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498)

Approval of the Auditor was provided by the Department on 15 March 2022. The letter of approval is presented in Appendix B and auditor's independence declaration is attached in Appendix F.

## 1.4 The audit objectives

The objective of this Audit was to undertake the sixth audit (IA6) for the construction phase of Hastings Secondary College Stage 1C.1 and Stage 1C.2 in accordance with the requirements of the IAPAR 2020. The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Audit seeks to fulfill the requirements of Condition C34, verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project.

## 1.5 Audit scope

This is the sixth audit of the Project covering the period from 30 September 2024 to 9 October 2024. This audit adopts the IAPAR 2020 comprising the following scope:

- an assessment of:
  - all Conditions applicable to the phase of the development that is being audited (i.e. construction and operation)
  - post approval documents prepared to satisfy the Conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans
- 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 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 overview

The 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.

### 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

#### 2.2.2 Preparing audit activities

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

#### 2.2.3 Consultation

On 23 September 2024, WolfPeak consulted with the Department to obtain input on the scope of the Audit and confirm whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. On 27 September 2024 the Department requested that the audit cover all conditions applicable to both construction and operation, then subsequently updated their advice on 1 October 2024 that the audit need only cover construction related conditions. The consultation records are presented in Appendix C.

#### 2.2.4 Meetings

Opening and closing meetings were held on 9 October 2024 at the construction site with project personnel and the WolfPeak auditor. During the opening meeting the objectives and scope of the Audit, the resources required, overview of the project and status of the works and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### 2.2.5 Interviews

The auditor conducted interviews on 9 October 2024 with key personnel involved in Project delivery, including those with responsibilities for environmental management, and who could assist on verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed requests for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

*Table 2: Personnel interviewed during the audit*

Name	Role	Organization
Craig McIlveen	Project Manager	AW Edwards
Craig Timme	WHS Coordinator	AW Edwards
Pam Corps	WHS Coordinator	AW Edwards
Pia Kampmann	Contract Administrator	AW Edwards

## 2.2.6 Site inspection

The on-site activities included an inspection of Buildings B and L, where demolition works had taken place. The site inspection, conducted on 9 October 2024, covered work areas for Stage 1C.1 and Stage 1C.2.

Detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix D.

## 2.2.7 Document review

The Audit included investigation and review of Project files, records a documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented Appendix A.

## 2.2.8 Generating audit findings

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

- relevant records, documents and reports
- interviews with project personnel
- photographs
- figures and plans; and
- site inspection of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings and recommendations.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the following descriptors.

Table 3: Compliance status descriptor

Status	Description
<b>Compliant</b>	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.
<b>Compliant</b>	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	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.

### 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the Conditions and their content is adequate.
- Have been implemented in accordance with the Conditions.

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.

### 2.2.11 Completing the audit

The 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. The Auditor’s findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

### 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 works being undertaken at the time of the audit.

The primary documents reviewed during this audit are as follow:

- 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).
- SSD 11920082 Modification 1, approved by the Department on 29 November 2022
- SSD 11920082 Modification 2, approved by the Department on 4 April 2023
- Staging Report Hastings Secondary College V1.10, 12 September 2024 by RPS on behalf of SINSW
- Crown Works Certificate (Cert No. 20246s6.28.04) 5 September 2022 issued by Metro Building Consultancy
- Community Communication Strategy, Hastings Secondary College Upgrade, Port Macquarie Campus, January 2022, Schools Infrastructure NSW (the CCS) (CCS).
- Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G, 26 September 2024, AW Edwards
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates
- Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20 September 2024 by EW Edwards
- Construction Waste Management Plan (CWMP) HSC Block B and L Rev F, 26 September 2024, AW Edwards P/L
- Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B, 2 October 2024, AW Edwards P/L
- Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus, 25 September 2024 prepared by Childs Property Inspections Pty Ltd
- Complaints Register current to September 2024

All documents and records sighted or evidenced during the audit are detailed in Appendix A.

## 3.2 Summary of compliance

This section, including Table 4, presents the non-compliances and observations from the Audit, along with the recommended actions in response to each of the findings. Detailed findings against each requirement are presented in Appendix A.

In summary:

- Findings from previous audit (IA5) were addressed by the project team and considered closed by the Auditor upon completion of the IA5 report.
- Findings from this sixth Independent Audit (IA6) are:
  - There were 160 Conditions assessed
  - Two (2) non-compliances were identified during this audit, primarily administrative in nature. The findings are under Conditions C23 and C37, relating to the uploading of updated management plans and the audit response from IA5 to the project website. Prior to finalisation of this audit report, the auditees completed the required document uploads to the project website, and these issues are now considered closed by the auditor.
  - 75 Conditions were considered by the Auditor compliant.
  - 83 Conditions were considered by the Auditor as not triggered.



Table 4: Findings from the sixth Independent Audit

Item	CoC Ref.	Type	Details of item	Finding / Recommendation	Applicant Response / Completed action	Status
IA6.1	A23	Non-compliance	<p><b>Access to Information</b></p> <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> <ol style="list-style-type: none"> <li>a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>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;</li> <li>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;</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaints register, updated monthly;</li> <li>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;</li> <li>x. any other matter required by the Planning Secretary; and</li> </ol> </li> <li>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.</li> </ol>	<p><b>Non-compliance:</b> The CEMP along with the relevant subplans for the ongoing works being undertaken by the Contractor (AWE) and the response to IA5, were not uploaded to the Project website at the time of the audit site inspection.</p> <p><b>Recommendation:</b> Upload the updated CEMP, sub-plans, and the response to IA5 to the project website as required by condition A23.</p>	<p><b>Action:</b> Prior the finalisation of this audit report the project team uploaded the updated CEMP and sub-plans to the project website. Therefore, the Auditor considers this finding closed.</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports</a></p>	CLOSED
IA6.2	C37	Non-compliance	<p><b>Independent Environmental Audit</b></p> <p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <ol style="list-style-type: none"> <li>a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given;</li> <li>b) submit the response to the Planning Secretary; and</li> <li>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</li> </ol>	<p><b>Non-compliance:</b> Responses to Independent Audit reports, from IA1 to IA5, were submitted to the Department and responses IA1 to IA4 available at the project website. However, it was noted that the response for IA5 was not found on the project website.</p> <p><b>Recommendation:</b> Applicant to upload the response to Independent Audit No. 5 to the project website.</p>	<p><b>Action:</b> Prior the finalisation of this audit report, the response to Independent Audit No. 5 was uploaded to the project website. Therefore, the Auditor considers this finding closed.</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports</a></p>	CLOSED

### 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 conditions in Appendix A.

The CEMP appears adequate for the works being undertake and our assessment indicates that the subplans are generally being effectively implemented on the Project. The absence of any environmental incidents and limited community complaints during the period covered by this audit, indicates that the environmental management plans are contributing to achieving an effective level of environmental and community protection.

A non-compliance was identified during the site inspection regarding Condition A23, as the updated CEMP and sub-plans addressing the works under Stages 1C.1 and 1C.2 had not been uploaded to the project website. By the completion of this audit report, the project team uploaded the updated CEMP and sub-plans to the project website, and therefore this finding is considered closed by the Auditor.

### 3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

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

The Proponent sought clarification from the Department regarding whether operational conditions would be included in the scope of this audit. On 1 October 2024, the Department responded and confirmed the audit's scope through the Project Manager (RPS), noting that:

*"The upcoming October 2024 IEA will cover the 26-week period commencing 8 May 2024 (and ending on the day of the IEA site inspection) for all stages under construction during this period. This audit is not required to include operational conditions. Operational conditions will next be assessed in the next Operation IEA, which will cover the 3-year period commencing 8 May 2024 and ending on the day of the IEA site inspection. The operational IEA will apply to all stages of operation during the operational audit period.*

*Construction audits will continue as per IAPAR timings until construction is complete and all Stages are in Operation."*

Therefore, this audit includes only Conditions from Part A to Part C. No operational conditions were assessed as part of this Audit.

### 3.6 Complaints

The Project maintains a complaint register which is available on the Project website. Register is current up to September 2024. During the audit period, no new complaints were received.

Complaint register is available on the Project website:

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2024/october/Complaints\\_Register\\_Hastings\\_SC\\_Sept\\_2024.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2024/october/Complaints_Register_Hastings_SC_Sept_2024.pdf)

### 3.7 Incidents

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

### 3.8 Environmental performance and 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 5.

*Table 5: 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</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

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>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>		
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 &amp; Vibration Impact Assessment, the contractor must engage a qualified engineer to carry out a vibration survey in order to assess any potential risks.</p> <p>The vibration survey and assessment will determine whether the vibration levels might exceed the relevant criteria then vibration mitigation and management measures will need to be put in place to ensure vibration impacts are minimized as far as practicable.</p>	<p>During the site inspection, on-going works did not entail loud noise outside of the site as most of the demolition works were being undertaken within the interiors of the existing buildings.</p> <p>No complaints have yet been made by members of the community in relation to airborne noise generated from construction activities.</p>	Y
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

This Audit Report presents the findings from the sixth Independent Audit for the construction period, covering the period of 30 September 2024 to 9 October 2024. Stage 1C.1 and Stage 1C.2 cover alterations to portions of the existing ground and Level 1 areas of Buildings B and L and are the subject of this Audit.

Works undertaken during the audit period included the demolition of classrooms, bathrooms, and external pavement on the ground floor of Building L, as well as the ground floor and Level 1 of Building B.

The overall outcome of the Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from AWE. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

In summary:

- Findings from previous audit (IA5) were addressed by the project team and considered closed by the Auditor upon completion of the IA5 report.
- Findings from this sixth Independent Audit (IA6) are:
  - There were 160 Conditions assessed
  - Two (2) non-compliances were identified during this audit, primarily administrative in nature. The findings are under Conditions C23 and C37, relating to the uploading of updated management plans and the audit response from IA5 to the project website. Prior to finalisation of this audit report, the auditees completed the required document uploads to the project website, and these issues are now considered closed by the auditor.
  - 75 Conditions were considered by the Auditor compliant.
  - 83 Conditions were considered by the Auditor as not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

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

## 5. LIMITATIONS

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

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

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

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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

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



## APPENDIX A – SSD 11920082



Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status																																																																				
<b>SCHEDULE 2</b>																																																																								
<b>PART A: ADMINISTRATIVE CONDITIONS</b>																																																																								
<b>Obligation to Minimise Harm to the Environment</b>																																																																								
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection and interview with auditees 9/10/2024  Appropriate environmental controls installed onsite, see site photos in Appendix D.  Evidence referred to elsewhere in this table.	Evidence from site inspection, interviews on 9 October 2024, and review of project records indicate proponent has demonstrated that reasonable and feasible measures are generally being implemented to prevent or minimise harm to the environment.	C																																																																				
<b>Terms of Consent</b>																																																																								
A2	The development may only be carried out: <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) generally in accordance with the EIS and Response to Submissions;</li> <li>d) in accordance with the approved plans in the table below:</li> </ul> <table border="1" data-bbox="320 1150 1020 1906"> <thead> <tr> <th colspan="4">Architectural Documentation Set prepared by FJMT and SHAC</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>4662 DA1008</td> <td>A</td> <td>Site Plan - Proposed</td> <td>4/11/22</td> </tr> <tr> <td>SSDA-130031</td> <td>07</td> <td>Site Demolition and Preparation Demolition Plan - Building L Ground Floor</td> <td>13/4/22</td> </tr> <tr> <td>SSDA-130032</td> <td>07</td> <td>Site Demolition and Preparation Demolition Plan- Building L + Building B Ground Floor</td> <td>13/4/22</td> </tr> <tr> <td>SSDA-130033</td> <td>07</td> <td>Site Demolition and Preparation Demolition Plan - Building B Level 1 &amp; Owen Street Entry</td> <td>13/4/22</td> </tr> <tr> <td>SSDA-200000</td> <td>03</td> <td>General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 1</td> <td>19/3/21</td> </tr> <tr> <td>4662 1014</td> <td>A</td> <td>General Arrangement Plan - Site Plan 2</td> <td>4/11/22</td> </tr> <tr> <td>4662 1015</td> <td>A</td> <td>General Arrangement Plan - Site Plan 3</td> <td>4/11/22</td> </tr> <tr> <td>4662 1016</td> <td>A</td> <td>General Arrangement Plan - Site Plan 4</td> <td>4/11/22</td> </tr> <tr> <td>SSDA-200004</td> <td>04</td> <td>General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 5</td> <td>23/2/22</td> </tr> <tr> <td>SSDA-201010</td> <td>07</td> <td>General Arrangement Plan - CAPA &amp; New Link Ground Floor Plan</td> <td>13/4/22</td> </tr> <tr> <td>SSDA-201011</td> <td>07</td> <td>General Arrangement Plan - CAPA &amp; New Link Level 1 Plan</td> <td>12/4/22</td> </tr> <tr> <td>SSDA-201012</td> <td>06</td> <td>General Arrangement Plan - CAPA &amp; New Link Roof Plan</td> <td>23/2/22</td> </tr> <tr> <td>PMC-FJMT-AR-C-20003</td> <td>A</td> <td>General Arrangement Plans - CAPA Building - Roof</td> <td>17/2/22</td> </tr> <tr> <td>SSDA-201020</td> <td>08</td> <td>General Arrangement Plan - Building B Refurbishment Level 1 Plan</td> <td>13/4/22</td> </tr> <tr> <td>SSDA-201030</td> <td>06</td> <td>General Arrangement Plan - Building L Refurbishment Ground Floor Plan</td> <td>15/2/22</td> </tr> </tbody> </table>	Architectural Documentation Set prepared by FJMT and SHAC				Dwg No.	Rev	Name of Plan	Date	4662 DA1008	A	Site Plan - Proposed	4/11/22	SSDA-130031	07	Site Demolition and Preparation Demolition Plan - Building L Ground Floor	13/4/22	SSDA-130032	07	Site Demolition and Preparation Demolition Plan- Building L + Building B Ground Floor	13/4/22	SSDA-130033	07	Site Demolition and Preparation Demolition Plan - Building B Level 1 & Owen Street Entry	13/4/22	SSDA-200000	03	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 1	19/3/21	4662 1014	A	General Arrangement Plan - Site Plan 2	4/11/22	4662 1015	A	General Arrangement Plan - Site Plan 3	4/11/22	4662 1016	A	General Arrangement Plan - Site Plan 4	4/11/22	SSDA-200004	04	General Arrangement Plans 1:500 General Arrangement Plan - Site Plan 5	23/2/22	SSDA-201010	07	General Arrangement Plan - CAPA & New Link Ground Floor Plan	13/4/22	SSDA-201011	07	General Arrangement Plan - CAPA & New Link Level 1 Plan	12/4/22	SSDA-201012	06	General Arrangement Plan - CAPA & New Link Roof Plan	23/2/22	PMC-FJMT-AR-C-20003	A	General Arrangement Plans - CAPA Building - Roof	17/2/22	SSDA-201020	08	General Arrangement Plan - Building B Refurbishment Level 1 Plan	13/4/22	SSDA-201030	06	General Arrangement Plan - Building L Refurbishment Ground Floor Plan	15/2/22	Development Consent SSD 11920082 signed by Erica Van Den Honert, Executive Director- Infrastructure Assessment 1/12/21.  Environmental Impact Statement (EIS) Upgrade to Hastings Secondary College 25/05/21 DFP Planning P/L  Mod 1- Design amendments to the approved architectural and landscape design, including alteration to heritage elements of Buildings A and B, deletion of works to Building L and a new rooftop mechanical plant above the CAPA building and associated works including additional tree planting and changes to entry signage. – approved on 29/11/22  Mod 2 - The modification application seeks approval for design changes to the PCYC Building component of the development, including but not limited to new rear extension, deletion of the basement carpark, new at-grade parking at the rear, roof configuration changes including installation of roof top ventilators, relocation of the pedestrian entry, building facade including materials and treatments and landscape design, including additional tree planting – approved on 04/04/23.  Crown Works Certificate (Cert No. 20246s6.28.04) 05/09/2022 issued by Metro Building Consultancy - Alterations to the portions of the existing ground and level 1 areas of Building B and L.	This audit covers the alterations to portions of the existing ground and Level 1 areas of Buildings B and L, carried out in: <ul style="list-style-type: none"> <li>a) In compliance with the Development Consent 11920082 conditions approved on 1/12/2021.</li> <li>b) No directions were received from the of the Planning Secretary during the audit period.</li> <li>c) The project was observed to be carried out generally in accordance with the EIS, and RtS.</li> <li>d) In accordance with the approved plans.</li> </ul>	C
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ol>	Interview with auditees 9/10/2024	The auditees advised that they have not received any directions from the Planning Secretary	NT																																																																																																								
A4	<p>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.</p>	For noting	Note: No inconsistencies between the documentation referred to in Condition A4 have been identified during the audit.	C																																																																																																								

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<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Development Consent SSD 11920082 signed by Erica Van Den Honert, Executive Director-Infrastructure Assessment 1/12/21</p> <p>Letter 15/08/2024 SINSW-DPHI re: Redevelopment of Hastings Secondary College Port Macquarie Campus Upgrade (SSD 11920082): Notification of Commencement for Stage 1C.1 and 1C.2 to commence issued to DPHI on 15 August 2024 for commencement of construction on 27/09/2024</p> <p>Post Approval (DPE Portal) undated Submission of Notification of Commencement of Redevelopment of Hastings Secondary College</p>	Alteration works to portions of the existing ground floor and Level 1 areas of Buildings B and L (Stages 1C.1 and 1C.2) commenced on 27/09/2024, within five years of the consent issued in December 2021.	C
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Interview with auditees 9/10/2024</p> <p>Crown Works Certificate (Cert No. 20246s6.28.04) 05/09/2022 issued by Metro Building Consultancy</p>	<p>Reference to Part 6, Division 8A of the EP&amp;A Regulation in Condition A6 belongs to a superseded version of the EP&amp;A Regulation (2000). The current version of the EP&amp;A Regulation is 2021 and does not have a Division 8A in Part 6. It is noted that Part 4, Division 2, Subdivision 1 of the EP&amp;A Regulation 2021 contains many of the provisions of the superseded EP&amp;A Regulation 2000. Relevant to this audit, the prescribed conditions of the superseded EP&amp;A Regulation 2000 refer to compliance of building work with the Building Code of Australia (BCA).</p> <p>For this project, Metro BC has been appointed as certifier and is responsible for issuing Construction Certificates (CC) and Occupation Certificates (OC) which address the BCA.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process.</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C
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 9/10/2024	The auditees did not report any disputes with a public authority in relation to this consent or relevant matters with the Department.	NT
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>b) provide details of the consultation undertaken including:</li> </ul>	<p>Interview with auditees 9/10/2024</p> <p>Refer evidence in B5, B15, B18 and B24</p>	<p>Consultation requirements dealt with in specific conditions.</p> <p>Consultation requirements in relation to the CEMP and sub plans have been addressed in the relevant conditions as detailed below</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>i. the outcome of that consultation, matters resolved and unresolved; and</li> <li>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul>			
<b>Staging</b>				
A9	<p>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)</p>	<p>Interview with auditees 9/10/2024</p> <p>Staging Report HSC SSD 11920082 Rev 1.10, 12/09/24 by SINSW</p> <p>Post Approval Submission (DPHI portal) 9/10/2024 re: Staging Report</p> <p>Email 9/10/2024 SINSW-RPS re: submission of Staging Report to DPHI</p> <p>Updated Staging Report Rev 1.10 uploaded on Project website:</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2024/october/A9-A12-Port_Macquarie_Campus_-_Staging_Report.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/h/hastings-secondary-college/2024/october/A9-A12-Port_Macquarie_Campus_-_Staging_Report.pdf</a></p>	<p>The Staging Report has been updated to version 1.10 dated 12/09/2024 prepared by RPS on behalf of SINSW.</p> <p>The revision includes a further breakdown of the works associated with Stage 1 to allow for staged operation and accessibility into the main administration building (Section 2.21). The revised Staging Report has also considered the approved modifications and the impacts of the delivery of these works.</p> <p>Updated Staging Report Rev 1.10 was submitted to the DPHI on 9/10/2024 and available on the Project website.</p> <p>The initial Staging Report was submitted on 3/12/21, one month before the construction commencement date of 4/01/22 and approved by DPHI on 23/12/21.</p> <p>The Department noted on the approval that the Staging Report was submitted prior to the commencement of Stage 1C operation.</p>	C
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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);</li> <li>c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	<p>Interview with auditees 9/10/2024</p> <p>Staging Report HSC SSD 11920082 Rev 1.10, 12/09/24 by SINSW</p> <p>Post Approval Submission (DPHI portal) 9/10/2024 re: Staging Report</p> <p>Email 9/10/2024 SINSW-RPS re: submission of Staging Report to DPHI</p>	<p>The Staging Report has been updated to version 1.10 dated 12/09/2024 prepared by RPS on behalf of SINSW and addressed the requirements a) to d).</p> <p>The revision includes a further breakdown of the works associated with Stage 1 to allow for staged operation and accessibility into the main administration building. The revised Staging Report has also considered the approved modifications and the impacts of the delivery of these works.</p> <p>Updated Staging Report Rev 1.10 was submitted to the DPHI on 9/10/2024 and available on the Project website.</p>	C
A11	<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</p>	<p>Interview with auditees 9/10/2024</p> <p>Staging Report HSC SSD 11920082 Rev 1.10, 12/09/24 by SINSW</p>	<p>The Staging Report has been updated to version 1.10 dated 12/09/2024 prepared by RPS on behalf of SINSW.</p> <p>The revision includes a further breakdown of the works associated with Stage 1 to allow for staged operation and accessibility into the main administration building (Section 2.21). The revised Staging Report has</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		Post Approval Submission (DPHI portal) 9/10/2024 re: Staging Report  Email 9/10/2024 SINSW-RPS re: submission of Staging Report to DPHI	also considered the approved modifications and the impacts of the delivery of these works.  Updated Staging Report Rev 1.10 was submitted to the DPHI on 9/10/2024.	
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.	Interview with auditees 9/10/2024  Staging Report HSC SSD 11920082 Rev 1.10, 12/09/24 by SINSW  Post Approval Submission (DPHI portal) 9/10/2024 re: Staging Report  Email 9/10/2024 SINSW-RPS re: submission of Staging Report to DPHI	The Staging Report has been updated to version 1.10 dated 12/09/2024 prepared by RPS on behalf of SINSW.  Updated Staging Report Rev 1.10 was submitted to the DPHI on 9/10/2024.  Indicative timeframes provided in Table 1 (Staging Schedule) of updated Staging Report Rev 1.10.  <i>Note: Timeframes changed, but not stages. All relevant conditions being applied to each stage regardless of staging.</i>	C
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	The Applicant may: <ul style="list-style-type: none"> <li>a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</li> <li>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</li> <li>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).</li> </ul>	Interview with auditees 9/10/2024  Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards  Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates  Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards  Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L  Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L	CEMP and sub plans were updated and incorporate the works under Stage 1C.1 and 1C.2. The associated works includes alterations to the portions of the existing ground and level 1 areas of Building B and L.	C
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 9/10/2024  Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards  Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref	The updated CEMP and sub-plans were submitted to the DPHI on 2/10/2024. The Department has not provided any comments to date.	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		<p>706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates</p> <p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards</p> <p>Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L</p> <p>Revised CEMP and sub plans were submitted to DPHI on 2/10/2024 (email confirmation from DPHI sighted)</p>		
A15	<p>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.</p>	<p>Interview with auditees 9/10/2024</p> <p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates</p> <p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards</p> <p>Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L</p> <p>Revised CEMP and sub plans were submitted to DPHI on 2/10/2024 (email confirmation from DPHI sighted)</p>	<p>Updated CEMP and sub plans were submitted to the DPHI on 2/10/2024.</p>	C
A16	<p>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.</p>	<p>Interview with auditees 9/10/2024</p> <p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards</p>	<p>The auditor noted that the updated CEMP and sub plans were implemented on site.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates</p> <p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards</p> <p>Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L</p> <p>Revised CEMP and sub plans were submitted to DPHI on 2/10/2024 (email confirmation from DPHI sighted)</p>		
<b>Structural Adequacy</b>				
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> <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> <li>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District</li> </ul>	<p>Structural Design Certificate, 16/06/2022, issued by Northrop</p> <p>Crown Works Certificate (Cert No. 20246s6.28.04) 05/09/2022 issued by Metro Building Consultancy</p> <p>Structural Design Certificate Stage 2 – HSC Port Macquarie Campus 20/01/2022 issued by Northrop</p> <p>Structural Drawings Sheet 1 – 4, Drawing No. 100, 110, 150, 170, 171, 180, 200, 205, 210, 215, 216, 217, 218, 219, Rev 2, 20/01/22 prepared by Northrop</p> <p>Correspondence 21/001/2022 MBC-FKG re: Condition B3 Structural Drawings – updated certificate and comments</p> <p>Correspondence 21/01/2024 MBC-FKG re: SSD Condition B3</p>	<p>Structural Design Certificate dated 16/06/2022 issued by Northrop is listed in Crown Works Certificate issued by the MBC on 5/09/2022.</p> <p>Structural Design Certificate for HSC Port Macquarie Campus dated 20/01/2022 was issued by Northrop and certify that structural drawings have been based on architectural drawings prepared by FJMT.</p> <p>Sighted correspondences between Certifier and FKG in relation to Condition B3.</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C
<b>External Walls and Cladding</b>				
A18	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Architectural Design Certificate 27/07/2022 issued by FMJ Studio</p> <p>Crown Works Certificate (Cert No. 20246s6.28.04) 05/09/2022 issued by Metro Building Consultancy</p> <p>Crown Works Certificate for HSC Port Macquarie Campus, 27/07/2022 issued by FMJ Studio re: Building B &amp; L above grounds works</p>	<p>Architectural Design Certificate dated 27/07/2022 was issued by FMJ Studio is referenced in the Crown Works Certificate issued by MBC.</p> <p>Crown Works Certificate for HSC Port Macquarie Campus dated 27/07/2022 was issued by FMJ Studio for Building B &amp; L above grounds works.</p> <p>Certifier on its correspondence dated 21/01/2022 noted that Condition A18 &amp; B4 meets the BCA requirements for combustibility.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		<p>Correspondence 21/01/2022 MBC-FKG re: SSDA Condition A18 &amp; B4 Compliance Certificate</p> <p>The following documents were submitted to the Planning Secretary on 28/1/22 for information:</p> <ul style="list-style-type: none"> <li>- B4 - External Walls - Design Statement - FJMT – December 2021</li> <li>- B4 - External Walls - PCA Approval –Metro BC – January 2022</li> </ul>	<p>Certificates issued for relevant components indicate compliance with this requirement.</p> <p>Submission requirement to the Department was performed within the required timeframe.</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
<b>External Materials</b>				
A19	<p>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:</p> <ol style="list-style-type: none"> <li>a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ol>	<p>External finishes schedule by fjmtstudio dated 23/3/22</p> <p>Architectural Design Certificate 27/07/2022 issued by FMJ Studio</p> <p>Crown Works Certificate (Cert No. 20246s6.28.04) 05/09/2022 issued by Metro Building Consultancy</p>	<p>Architectural Design Certificate dated 27/07/2022 was issued by FMJ Studio is referenced in the Crown Works Certificate issued by MBC.</p> <p>External finishes schedule dated 23/3/22 provided by fjmtstudio consistent with EIS finishes schedule.</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C
<b>Applicability of Guidelines</b>				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards	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 9/10/2024	The auditees are not aware of any directions.	NT
<b>Monitoring and Environmental Audits</b>				
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular</i></p>	<p>Independent Audit No. 1, Audit Report, WolfPeak, 08/06/22</p> <p>Independent Audit No. 2, Audit Report, WolfPeak, 16/12/22</p> <p>Independent Audit No. 3, Audit Report, WolfPeak, 13/6/22</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p>	<p>The audits have been conducted in accordance with ISO 19011 and IAPAR.</p> <p>The dust, noise and vibration monitoring reports indicate that relevant standards have been applied.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p><i>documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Independent Audit No. 5, Audit Report, WolfPeak, 4/6/24</p> <p>This audit</p> <p>Noise Monitoring for HSC Block B &amp; L 2/10/2024 by AWE</p>		
<b>Access to Information</b>				
A23	<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> <p>c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>xi. the documents referred to in condition A2 of this consent;</li> <li>xii. all current statutory approvals for the development;</li> <li>xiii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>xiv. 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;</li> <li>xv. 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;</li> <li>xvi. a summary of the current stage and progress of the development;</li> <li>xvii. contact details to enquire about the development or to make a complaint;</li> <li>xviii. a complaints register, updated monthly;</li> <li>xix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>xx. any other matter required by the Planning Secretary; and</li> </ul> <p>d) 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>	<p>School Infrastructure Hastings Secondary College upgrade Project website:</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-upgrade.html#category-reports</a></p>	<p>The project website is active and contains the following:</p> <ul style="list-style-type: none"> <li>i) SSD conditions, EIS and stamped plans were posted on the website</li> <li>ii) as above</li> <li>iii) Stamped plans, Current CEMP and sub-plans</li> <li>iv) IA1, IA2 IA3, IA4 and IA5 uploaded. Project updates sighted.</li> <li>v) No noise monitoring required.</li> <li>vi) Regular project updates are available on the website.</li> <li>vii) Contact details can be found in the "Get involved tab"</li> <li>viii) Complaints register updated to September 2024</li> <li>ix) IA1, IA2, IA3, IA4 and IA4 and responses were posted</li> <li>x) Website includes works notifications and information packs are updated</li> </ul> <p><b>Non-compliance:</b> CEMP, subplans for current works under AWE and the response to IA5 were not uploaded to the Project website at the time of the audit site inspection.</p> <p><b>Recommendation:</b> Upload the updated CEMP, sub-plans, and the response to IA5 to the project website as required.</p>	NC
<b>Compliance</b>				
A24	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Site Induction sent via Hammertech to new staff prior to attending site. Questions at end of slide pack</p> <p>Induction Presentation for Hastings SC by AW Edwards includes construction hours works, site</p>	<p>Induction materials sighted and other information available at site office including daily sign in register and information posted on site notice boards indicate compliance</p>	C



Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		<p>establishment plan, emergency response procedures, site evacuation plan and procedures, general environmental requirements, construction plant/vehicles, and WHS.</p> <p>Relevant project approval conditions included in slide pack.</p>		
<b>Incident Notification, Reporting and Response</b>				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Interview with auditees on 9/10/2024	No reportable incidents were noted during the audit period.	NT
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees on 9/10/2024	No reportable incidents were noted during the audit period.	NT
<b>Non-Compliance Notification</b>				
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<p>Interview with auditees 9/10/2024</p> <p>Letter 29/10/2024 SINSW-DPHI re: Notification of non-compliance under A23 &amp; C37 as the outcome of IA6</p> <p>Letter 4/11/2024 DPHI-SINSW re: Administrative non-compliance raised in IA6</p>	The IA6 draft report was submitted to the auditees on 25/10/2024, and they completed the required actions to close the findings. The auditees notified the Department of the non-compliance on 29/10/2024. On 4/11/2024, the Department responded to the notification, stating that no further enforcement action would be taken.	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.	<p>Interview with auditees 9/10/2024</p> <p>Letter 29/10/2024 SINSW-DPHI re: Notification of non-compliance under A23 &amp; C37 as the outcome of IA6</p> <p>Letter 4/11/2024 DPHI-SINSW re: Administrative non-compliance raised in IA6</p>	The IA6 draft report was submitted to the auditees on 25/10/2024, and they completed the required actions to close the findings. The auditees notified the Department of the non-compliance on 29/10/2024, including the corresponding reason for non-compliance and actions taken. On 4/11/2024, the Department responded to the notification, stating that no further enforcement action would be taken.	C
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 9/10/2024	There have been no notifiable incidents during the audit period.	NT
<b>Revision of Strategies, Plans and Programs</b>				
A30	<p>Within three months of:</p> <p>a) the submission of a compliance report under condition A33;</p> <p>b) the submission of an incident report under condition A26;</p>	<p>Compliance Reporting Post Approval Requirements.</p> <p>IAPAR 2020</p> <p>Independent Audit No. 5, 04/06/2024 by WolfPeak</p>	<p>a) The Project is conducted under IAPAR 2020; hence, compliance reporting is not required.</p> <p>b) No reportable incident was noted during the audit period.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>c) the submission of an Independent Audit under condition C35 or C36;</p> <p>d) the approval of any modification of the conditions of this consent; or</p> <p>e) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</p> <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>Post Approval Submission (DPHI portal) 13/06/2024 re: Submission of AI5 to the DPHI</p> <p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates</p> <p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards</p> <p>Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L</p> <p>Post Approval Submission (DPHI portal) 8/10/2024 re: Submission of updated CEMP and sub plans to the DPHI</p> <p>Email 8/10/2024 RPS-Certifier re: Submission of updated CEMP and sub plans to Metro BC</p> <p>Email 8/10/2024 Certifier-RPS re: Acknowledgement receipt of updated CEMP and sub plans</p>	<p>c) Independent Audit No. 5 completed on 04/06/2024 and submitted to the Department on 13/06/2024.</p> <p>d) No modification during this audit period.</p> <p>e) No direction from the Department was received within the audit period.</p> <p>Updated CEMP and sub plans were submitted to the DPHI and Certifier on 8/10/2024 as per sighted evidence.</p>	
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>	<p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards</p>	<p>For current works on Block B and L – AWE updated their CEMP to Rev G on 26/09/2024 and incorporate works for Block B and L works.</p>	C
<b>Compliance Reporting</b>				
A32	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>	<p>Compliance Reporting Post Approval Requirements.</p>	<p>Not triggered, the Project is in construction.</p>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
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
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
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates	Letter 15/08/2024 SINSW-DPHI re: Redevelopment of Hastings Secondary College Port Macquarie Campus Upgrade (SSD 11920082): Notification of Commencement for Stage 1C.1 and 1C.2 to commence on 27/09/2024  Post Approval (DPE Portal) undated Submission of Notification of Commencement of Redevelopment of Hastings Secondary College	Notification of works commencement for Stage 1C.1 and 1C.2 to commence on 27/09/2024  Notification was provided more than 48 hours from commencement.  Post approval submission was sighted.	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.	Letter 15/08/2024 SINSW-DPHI re: Redevelopment of Hastings Secondary College Port Macquarie Campus Upgrade (SSD 11920082): Notification of Commencement for Stage 1C.1 and 1C.2 to commence on 27/09/2024  Post Approval (DPE Portal) undated Submission of Notification of Commencement of Redevelopment of Hastings Secondary College	The Department was notified of the work commencement within the required timeframe specified in this condition.  Construction was still underway at the time of audit.	C
<b>Certified Drawings</b>				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Structural Design Certificate Stage 2 – HSC Port Macquarie Campus 20/01/2022 issued by Northrop  Structural Drawings Sheet 1 – 4, Drawing No. 100, 110, 150, 170, 171, 180, 200, 205, 210, 215, 216, 217, 218, 219, Rev 2, 20/01/22 prepared by Northrop  Correspondence 21/001/2022 MBC-FKG re: Condition B3 Structural Drawings – updated certificate and comments	Structural Design Certificate for HSC Port Macquarie Campus dated 20/01/2022 was issued by Northrop and certify that structural drawings have been based on architectural drawings prepared by FJMT.  Sighted correspondences between Certifier and FKG in relation to Condition B3.  Construction Certificate (CC) has been issued by the Certifier for the current works.	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		Correspondence 21/01/2024 MBC-FKG re: SSD Condition B3	<b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>Crown Works Certificate for HSC Port Macquarie Campus, 27/07/2022 issued by FMJ Studio re: Building B &amp; L above grounds works</p> <p>Correspondence 21/01/82022 MBC-FKG re: SSDA Condition A18 &amp; B4 Compliance Certificate</p> <p>The following documents were submitted to the Planning Secretary on 28/1/22 for information:</p> <ul style="list-style-type: none"> <li>– B4 - External Walls - Design Statement - FJMT – December 2021</li> <li>– B4 - External Walls - PCA Approval –Metro BC – January 2022</li> </ul>	<p>Crown Works Certificate for HSC Port Macquarie Campus dated 27/07/2022 was issued by FMJ Studio for Building B &amp; L above grounds works.</p> <p>Certifier on its correspondence dated 21/01/2022 noted that Condition A18 &amp; B4 meets the BCA requirements for combustibility.</p> <p>Certificates issued for relevant components indicate compliance with this requirement.</p> <p>Submission requirement to the Department was performed within the required timeframe.</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</li> </ol>	<p>Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus, 25/09/2024 prepared by Childs Property Inspections Pty Ltd</p> <p>Correspondence 2/10/2024 AWE-RPS re: Submission of Pre-Construction Survey under Condition B6-B8 to RPS</p>	<p>Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus dated 25/09/2024 was prepared by Childs Property Inspections Pty Ltd.</p> <p>Property Condition Survey report includes CAPA Building, Building B &amp; L of the HSC Port Macquarie Campus.</p> <p>Works are internal to school site and do not impact any external infrastructure.</p>	C
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.	Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus, 25/09/2024 prepared by Childs Property Inspections Pty Ltd	<p>Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus dated 25/09/2024 was prepared by Childs Property Inspections Pty Ltd.</p> <p>The Property Condition Survey report includes the CAPA Building and Buildings B and L of the HSC Port Macquarie Campus, which are likely to be impacted by the works to be carried out.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus, 25/09/2024 prepared by Childs Property Inspections Pty Ltd	Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus dated 25/09/2024 was prepared by Childs Property Inspections Pty Ltd.  The Property Condition Survey report includes the CAPA Building and Buildings B and L of the HSC Port Macquarie Campus, which are likely to be impacted by the works to be carried out.	C
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: <ul style="list-style-type: none"> <li>a) provide a copy of the relevant survey to the owner of each building surveyed in the form of a Pre-Construction Survey Report;</li> <li>b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</li> </ul>	Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus, 25/09/2024 prepared by Childs Property Inspections Pty Ltd  Email 8/10/2024 RPS-Certifier re: Submission of Property Condition Survey and sub plans to Metro BC  Email 8/10/2024 Certifier-RPS re: Acknowledgement receipt of Property Condition Survey	Property Condition Survey (Pre-Construction Report) for HSC – Port Macquarie Campus dated 25/09/2024 was prepared by Childs Property Inspections Pty Ltd.  Property Condition Survey was submitted to the Certifier on 8/10/2024.  No request was made by the Planning Secretary for the Property Condition Survey.	C
<b>Community Communication Strategy</b>				
B9	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.  The Community Communication Strategy must: <ul style="list-style-type: none"> <li>a) identify people to be consulted during the design and construction phases;</li> <li>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>i. through which the community can discuss or provide feedback to the Applicant;</li> <li>ii. through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul> </li> </ul>	SINSW Community Communication Strategy Hastings Secondary College upgrade, Port Macquarie Campus (SSD 11920082) Jan 2022  DPE Letter of receipt 3/2/22  CCS was live on SINSW website on date of site inspection	Community Communication Strategy dated January 2022 provides evidence of communication mechanisms for the construction phase and 12 months post-construction.  The Strategy includes all of the necessary components and procedures.	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>Ecologically Sustainable Development</b>				
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	<p>Tax Invoice #GS-6503-DA-A40892 Green Star Certification Fee for Hastings Secondary College - Port Macquarie Campus – CAPA Building 21/09/2021 issued by Green Building Council Australia</p> <p>Email 29/09/21 SINSW-GBCA re: Submission of application for green start certification</p> <p>Email 7/10/2021 GBCA-SINSW re: Confirmation of Green Sta registration</p> <p>Email 25/10/21 GBCA-SINSW re: GS-6671DA Hasting Secondary College Green star registration</p> <p>Correspondence 1/2/2024 MBC-FK- re: SSDA Requiring Documentation</p> <p>Correspondence 1/2/2024 FKG-MBC re: SSDA Requiring Documentation – submission of required documentation</p>	<p>Current works for the project refer to documentation from previous works, including the earlier Green Star registration, which was supported by correspondence from FKG and MBC, the Certifier.</p>	C
<b>Outdoor Lighting</b>				
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>Certificate Of Design Intent – Electrical Services HSC Port Macquarie, 26/08/2021 issued by JHA</p> <p>Email 11/01/2022 FKG-MBC re: SSD Condition B11 Outdoor Lighting</p> <p>Email 14/01/2022 MBC-FKG re: Response to SSD Condition B11 Outdoor Lighting</p>	<p>Certificate Of Design Intent – Electrical Services HSC Port Macquarie dated 26/08/2021 was issued by JHA.</p> <p>The previous contractor for main works FKG made an inquiry relating to Condition B11 on 11/01/2022. On 14/01/2022, MBC responded and noted that this condition only needs to be addressed prior to the commencement of lighting installation and not prior to construction</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	NT
<b>Demolition</b>				
B12	<p>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.</p>	<p>Demolition and Waste Management Plan HSC Port Macquarie Campus Rev A 30/09/2024 by Coffs Harbour Demolitions – for Building B &amp; L</p> <p>Letter 30/09/2024 issued by AW Edwards re: Demolition Certification</p> <p>Certifier in email dated 8/10/2024 acknowledged submission of demolition work plans</p> <p>Email from DPPI dated 8/10/2024 acknowledging receipt of demolition work plans</p>	<p>Demolition and Waste Management Plan HSC Port Macquarie Campus Rev A dated 30/09/2024 was by Coffs Harbour Demolitions for Building B &amp; L.</p> <p>AW Edwards issued a letter of certification dated 30/09/2024, noting that they, as the party responsible for the overall management of the site, confirm that the demolition works plan submitted by Coffs Harbour Demolition has been prepared and will be managed in accordance with AS2601-2001, the Demolition of Structures.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>Environmental Management Plan Requirements</b>				
B13	<p>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).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	<p>EMP checklist provided that is consistent with DPIE's EMP guidelines</p> <p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates</p> <p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards</p> <p>Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L</p>	<p>Management plans were prepared in accordance with the relevant guidelines, which include the Environmental Management Plan Guideline. The Management Plans were implemented to manage certain aspects of the project.</p>	C
<b>Construction Environmental Management Plan</b>				
B14	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ol style="list-style-type: none"> <li>hours of work;</li> <li>24-hour contact details of site manager</li> <li>management of dust and odour to protect the amenity of the neighbourhood;</li> <li>external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;</li> </ol> <p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p>	<p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards</p> <p>Post Approval Submission (DPHI portal) 8/10/2024 re: Submission of updated CEMP and sub plans to the DPHI</p> <p>Email 8/10/2024 RPS-Certifier re: Submission of updated CEMP and sub plans to Metro BC</p> <p>Email 8/10/2024 Certifier-RPS re: Acknowledgement receipt of updated CEMP and sub plans</p>	<p>Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G dated 26/09/2024, was prepared by AW Edwards and addressed the requirement under this condition.</p> <p>CEMP Revision G was updated and incorporated alteration works for Block B and L (Stage 1C.1 and Stage 1C.2).</p> <p>CEMP and sub plans were submitted to the DPHI and Certifier on 8/10/2024 as per sighted evidence.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</li> <li>e) Construction Noise and Vibration Management Sub-Plan (see condition B16);</li> <li>f) Construction Waste Management Sub-Plan (see condition B17);</li> <li>g) Construction Soil and Water Management Sub-Plan (see condition B18);</li> </ul>			
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) be prepared in consultation with Council;</li> <li>c) detail:               <ul style="list-style-type: none"> <li>i. measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</li> <li>ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</li> <li>iii. detail heavy vehicle routes, access and parking arrangements;</li> <li>iv. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, in accordance with the latest version of AS 2890.2; and</li> <li>v. arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s)</li> </ul> </li> </ul>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A September 2024 by Transport and Traffic Planning Associates</p>	<p>(CTPMSP) HSC Block B and L Ref 706AK/2020 Issue A dated September 2024 was prepared by Transport and Traffic Planning Associates</p> <p>For Block B and L, CTPMSP includes:</p> <ul style="list-style-type: none"> <li>a) prepared by Transport and Traffic Planning Associates</li> <li>b) prepared in consultation with Port-Macquarie-Hastings Council - Section 6.6</li> <li>c) detail:               <ul style="list-style-type: none"> <li>i. Section 4.0 – Proposed Construction Scheme</li> <li>ii. Section 5.1 and 5.2</li> <li>iii. Section 5.3</li> <li>iv. Section 5.4 and 5.5</li> <li>v. Section 5.1</li> </ul> </li> </ul>	C
B16	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced noise expert;</li> <li>b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> </ul>	<p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, 20/09/2024 by EW Edwards</p>	<p>Construction Noise and Vibration Management Plan (CNVMP) HSC Block B and L Rev E, dated 20/09/2024 was prepared by EW Edwards and satisfy the requirements of this condition.</p> <ul style="list-style-type: none"> <li>a) Appendix B indicates review by noise expert.</li> <li>b) Section 3</li> <li>c) Sections 9</li> <li>d) Section 10</li> </ul>	C



Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>e) describe the community consultation undertaken to develop the strategies in condition B15(c)(d);</li> <li>f) include a complaint</li> <li>g) management system that would be implemented for the duration of the construction; and</li> <li>h) 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.</li> </ul>		<ul style="list-style-type: none"> <li>f) Sections 14</li> <li>g) Sections 10</li> <li>h) Section 10</li> </ul>	
B17	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> <li>a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</li> <li>b) information regarding the recycling and disposal locations; and</li> <li>c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>	Construction Waste Management Plan (CWMP) HSC Block B and L Rev F 26/09/2024, AW Edwards P/L	Construction Waste Management Plan (CWMP) for HSC Block B and L Rev F dated 26/09/2024 was prepared by AW Edwards P/L and addressed the requirements under this condition.	C
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSWP) 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>	Construction Soil and Water Management Sub-Plan (CSWMSWP) HSC Block B and L Rev B 02/10/2024, AW Edwards P/L	Construction Soil and Water Management Sub-Plan (CSWMSWP) HSC Block B and L Rev B dated 02/10/2024 was prepared by AW Edwards P/L and addressed the requirements under this condition.	C
B19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Truck Operator / Delivery Driver Induction Form SE6107 Oct 2024 to Mar 2025 by AW Edwards. Form SE6107 includes Safety information and Operating Procedures for Truck Drivers	Truck Operator / Delivery Driver Induction Form SE6107 date Oct 2024 to Mar 2025 prepared by AW Edwards that refer to Driver Code of Conduct.	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<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>	Managed within Hammertech	Evidence provided of Driver Code of Conducts being included in site induction or issued / communicated to sub-contractors when they are awarded a contract.	
<b>Construction Parking</b>				
B20	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	<p>Construction Worker Transport Strategy (CWTS) for HSC Block B and L by AW Edwards (undated)</p> <p>Post Approval Submission (DPHI portal) 9/10/2024 re: submission of CWTS to the DPHI</p> <p>Email 9/10/2024 RPS-Certifier re: submission of CWTS to Metro BC (MBC)</p> <p>Email 9/10/2024 MBC-RPS re: Acknowledgement receipt of CWTS from Certifier</p>	<p>CWTS was prepared by AWE for HSC Block B and L (Stage 1C.1 and Stage 1C.2). The CWTS addressed the requirements under this condition.</p> <p>CWTS was submitted to DPHI and Certifier on 9/10/2024 as per sighted evidence.</p>	C
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B21	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> <li>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant operational noise level criteria as recommended in the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022 must be undertaken by a suitably qualified person; and</li> <li>b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the operational noise level criteria identified in the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022..</li> </ul>	Certificate of Design – Mechanical Services 06/03/23 issued by Edwards & Vickerman Consulting Engineers P/LSINSW	<p>Certificate of design for mechanical services issued by Certifier demonstrates compliance. This was addressed in previous works</p> <p><b>Note:</b> WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C
<b>Operational Waste Storage and Processing</b>				
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	Site inspection and interview with auditees 9/10/2024	Not triggered for these works	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> <li>a) is constructed using solid non-combustible materials;</li> <li>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;</li> <li>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul>			
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
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"> <li>a) a minimum of 17 car parking spaces, two disabled spaces and two mini-bus spaces to be provided at the rear of the PCYC building for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</li> <li>b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and</li> <li>c) bicycle parking for 155 spaces, comprising 152 adjacent to Building A and three in the vicinity of the PCYC building, and are located in easy to access, well-lit areas that incorporate passive surveillance.</li> </ul>	Site inspection and interview with auditees 9/10/2024	No change since last audit. These works completed as part of previous works	NT
<b>Road / Public Domain Works</b>				
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> <ul style="list-style-type: none"> <li>• <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i></li> <li>• <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i></li> </ul>	Site inspection and interview with auditees 9/10/2024	No road works are required for these works which are all internal to school site	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li> </ul>			
<b>Hazardous Materials Management Plan</b>				
B25	<p>Prior to the commencement of construction the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <ol style="list-style-type: none"> <li>address the recommendations in the Hastings Secondary College - Port Macquarie Campus 16 Owen Street, Port Macquarie prepared by Douglas Partners, dated April 2021;</li> <li>provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and</li> <li>comply with the relevant NSW Legislation, Codes and Practice and Australian Standards.</li> </ol>	<p>Demolition and Waste Management Plan HSC Port Macquarie Campus Rev A 30/09/2024 by Coffs Harbour Demolitions – for Building B &amp; L</p> <p>Hazardous Materials Management Plan (under Section 15 of Demolition and Waste Management Plan) Rev A 30/09/2024 by Coffs Harbour Demolitions – for Building B &amp; L</p>	<p>Hazardous Materials Management Plan was incorporated in Demolition and Waste Management Plan HSC Port Macquarie Campus Rev A dated 30/09/2024 prepared by Coffs Harbour Demolitions – for Building B &amp; L.</p> <p>The Plan addressed the requirement under this condition.</p>	C
<b>Landscaping</b>				
B26	<p>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 and Appendix 7 Landscape Plans prepared by Terras Landscape Architects dated 21 October 2022. Where there is an inconsistency between the original documents, the latest plan would prevail.</p>	<p>Interview with auditees 9/10/2024</p>	<p>The auditees reported that no related landscaping works included under Block B and L.</p>	NT
<b>Conservation Management Plan</b>				
B27	<p>Prior to the commencement of works to Building A and Building B, whichever precedes the other (as approved in SSD-11920082-MOD-1), the Applicant must prepare a Conservation Management Plan. The Plan must:</p> <ol style="list-style-type: none"> <li>be prepared by a suitability quality and experienced heritage consultant;</li> <li>include the recommendations made in the Statement of Heritage Impact, dated 21 April 2022 prepared by Purcell;</li> <li>include methodology to carefully remove the Building A entrance porch glazed wall and store the wall to allow for its reinstatement (if required in the future); and</li> <li>be submitted to the satisfaction of the Certifier.</li> </ol> <p>A copy of the Conservation Management Plan must be made available to the Department by the Applicant within 48 hours of request.</p>	<p>Conservation Management Plan HSC Port Macquarie Campus Rev 5 17/05/2023 by Purcell</p> <p>Statement of Heritage Impact, Issue 3 dated 21 April 2022 prepared by Purcell</p> <p>Hastings Secondary College – Building B Demolition of Corridor Walls</p> <p>SE6105 - Record of Training and Consultation HSC for Block B, 2/10/2024 by AW Edwards</p>	<p>Conservation Management Plan HSC Port Macquarie Campus Rev 5 dated 17/05/2023 prepared by Purcell and addressed the requirement under this condition.</p> <p>Building B Demolition of Corridor Walls prepared by AW Edwards that include a methodology demolition works. The methodology requires signage identifying retained building elements, photographic evidence to be taken prior to disturbance. Vibration is to be minimised. Works are to cease immediately at any sign of structural instability to window. Structural and Heritage advice is to be sought for integrity of window prior to recommencing demolition.</p>	C
<b>Nominated Heritage Consultant</b>				

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
B28	Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), a suitably qualified and experienced heritage consultant must be nominated to be engaged throughout the construction (including demolition) of the works to Building A and Building B. The heritage consultant should provide input into the detailed design, provide heritage information to the site manager to inform construction workers and oversee the construction works (including demolition) to minimise impact on Building A and Building B.	Email 20/09/2024 AWE-RPS re: Heritage Consultant Email 24/09/2024 Purcell-AWE re: CMP and SOHI referenced in the conditions Record of Training and Consultation MEET-122311, 2/10/2024 by AWE	Purcell Heritage Architects is the nominated heritage consultant through the construction phase of the Project.  Sighted a Record of Training and Consultation dated 2/10/2024 relating to Building B – Heritage Induction.	C
<b>Archival Photographic Documentation</b>				
B29	Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), a photographic archival record of the external and internal areas of Building A and Building B and all other items of heritage significance on the site identified in the Statement of Heritage Impact, dated 21 April 2022 and prepared by Purcell must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture.	Email 27/09/2024 RPS-MBC re: submission of Archival Photographic Documentation Email 27/09/2024 MBC-RPS re: response to submission of Archival Photographic Documentation Archival photos	On 27/09/2024, RPS submitted Archival Photographic Documentation commissioned by FKG to satisfy B29 and on the same date, MBC confirmed the receipt and noted that no issues with the download and extraction.  Archival photos were sighted during the removal of windows showing preservation and storage.	C
B30	Prior to the commencement works to Building A and Building B (as approved in SSD-11920082-MOD-1), the archival recording prepared under condition B29, a digital copy must be provided to the Certifier.	Email 27/09/2024 RPS-MBC re: submission of Archival Photographic Documentation Email 27/09/2024 MBC-RPS re: response to submission of Archival Photographic Documentation Archival photos	On 27/09/2024, RPS submitted Archival Photographic Documentation commissioned by FKG to satisfy B29 and on the same date, MBC confirmed the receipt and noted that no issues with the download and extraction.  Archival photos were sighted during the removal of windows showing preservation and storage.	C
<b>Heritage – Building A and Building B</b>				
B31	Prior to the commencement of works to Building A and Building B (as approved in SSD-11920082-MOD-1), the Applicant must submit evidence to the Certifier demonstrating that:  (a) a suitably qualified heritage consultant has been appointed by the Applicant to oversee these works; and  (b) a photographic record has been undertaken in accordance with the document 'Photographic Recording of Heritage Items using Film or Digital Capture' (NSW Heritage Office, 2006) and submitted to the Department for information if requested.	Email 20/09/2024 AWE-RPS re: Heritage Consultant Email 27/09/2024 RPS-MBC re: submission of Archival Photographic Documentation Email 27/09/2024 MBC-RPS re: response to submission of Archival Photographic Documentation Archival photos	Purcell Heritage Architects is the nominated heritage consultant through the construction phase of the Project.  On 27/09/2024, RPS submitted Archival Photographic Documentation commissioned by FKG to satisfy B29 and on the same date, MBC confirmed the receipt and noted that no issues with the download and extraction.  Archival photos were sighted during the removal of windows showing preservation and storage.	C
<b>PART C: DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:	Site inspection 9/10/2024 Refer to site photo in Appendix D	Site notice complies with requirements	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>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;</li> <li>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>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</li> <li>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</li> </ul>			
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Site inspection and interview with auditees 9/10/2024</p> <p>Equipment Induction for telehandler/manitou/telescopic handler P25.6 – Merlo 2/10/2024 inducted on 30/09/2024 (last service 26/09/2024 next Service 18/03/2025) by AW Edwards</p>	<p>Sighted an Equipment Induction for telehandler/manitou/telescopic handler dated 30/09/2024. The plant was last serviced on 26/09/2024 and due for next service on 10/03/2025.</p> <p>Plant Pre-Delivery Checklists provided listing all equipment details and plant requirements. These checklists ensure all plant is maintained before use.</p>	C
<b>Demolition</b>				
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.	<p>Demolition and Waste Management Plan HSC Port Macquarie Campus Rev A 30/09/2024 by Coffs Harbour Demolitions – for Building B &amp; L</p> <p>Hastings Secondary College – Building B Demolition of Corridor Walls</p> <p>Certificate of Analysis 2/10/2024 WSP (date sampled 1/10/24)</p> <p>Certificate of Analysis 2/10/2024 WSP (date sampled 2/10/24)</p>	<p>Building B Demolition of Corridor Walls prepared by AW Edwards that includes a methodology demolition works. The methodology requires signage identifying retained building elements, photographic evidence to be taken prior to disturbance. Vibration is to be minimised. Works are to cease immediately at any sign of structural instability to window. Structural and Heritage advice is to be sought for integrity of window prior to recommencing demolition.</p> <p>Construction waste from the demolition of Building B, such as the stairwell, windowsill, handrail, and temporary fencing, was analysed by WCP Australia P/L. The certificate noted that the tested samples passed.</p>	C
<b>Construction Hours</b>				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>b) between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with auditees 9/10/2024</p> <p>Construction Environmental Management Plan (CEMP) Rev F 13/10/23, AW Edwards</p> <p>Site Notice – included approved hours of work on site</p>	<p>Hours have been incorporated into the updated CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams.</p> <p>Daily Pre-start Records list the delivery hours of requirement a), but not of requirement b).</p> <p>No OOHW occurred in this audit period.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		Complaints Register current to September 2024	No community complaints to date regarding hours of work for both Stage.	
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	Site inspection and interview with auditees 9/10/2024	The auditees noted that no OOHW occurred in this audit period.	NT
C6	Construction activities may be undertaken outside of the hours in condition C4 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary if appropriate justification is provided for the works	Site inspection and interview with auditees 9/10/2024	The auditees noted that no OOHW occurred in this 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.	Site inspection and interview with auditees 9/10/2024	The auditees noted that no OOHW occurred in this audit period.	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Site inspection and interview with auditees 9/10/2024 Complaints Register current to September 2023	Noisy construction activities were performed during the prescribed timing as required in this condition.  No complaints were received relating to this requirement during the audit period.	C
<b>Implementation of Management Plans</b>				
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.	Site inspection and interview with auditees 9/10/2024  Construction Environmental Management Plan (CEMP) for HSC Block B and L Rev G 26/09/2024, AW Edwards  Inspection Details SE6301 Hazard and Observation Checklist 4/10/2024 by AWE – the checklist provided details on all aspect of the project from access and egress around the site, housekeeping, safety	The implementation of mitigation measures in the CEMP was observed on site and indicates that this plan is generally being implemented.  An inspection and checklist regarding the use of hazardous materials on site were actively implemented and followed.  Hazard and Observation Checklist dated 2/10/2024 prepared by AWE includes details on all aspect of the project from access and egress around the site, housekeeping, safety electrical, regular inspection, sediment control and safety.	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		electrical, regular inspection, sediment control and safety. Truck Operator Induction Max Morrison Truck Operator Induction Tony Morrison Photos Appendix D	Sighted truck operator induction includes important site safety information and operating procedures for truck drivers.	
<b>Construction Traffic</b>				
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site inspection and interview with auditees 9/10/2024 Inspection Details SE6301 Hazard and Observation Checklist 4/10/2024 by AWE – the checklist provided details on all aspect of the project from access and egress around the site, housekeeping, safety electrical, regular inspection, sediment control and safety. Truck Operator Induction Max Morrison Truck Operator Induction Tony Morrison	Hazard and Observation Checklist dated 2/10/2024 prepared by AWE includes details on all aspects of the project from access and egress around the site, housekeeping, safety electrical, regular inspection, sediment control and safety. Sighted truck operator induction includes important site safety information and operating procedures for truck drivers. No heavy vehicles were observed to be parking offsite at the time of the inspection and no complaints have been received to indicate otherwise Room available on site for parking (nose in, nose out) and no offsite parking of construction vehicles observed on day of site inspection	C
<b>Hoarding Requirements</b>				
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.	Site inspection and interview with auditees 9/10/2024	No third-party advertising installed or graffiti evident at time of site inspection. Hoarding requirement was observed during site inspection.	C
<b>No Obstruction of Public Way</b>				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances	Site inspection and interview with auditees 9/10/2024 Complaint registers current to September 2024	Site inspection confirmed that public walkways were clear of all construction material and no complaints have been received to indicate otherwise, traffic control in place around concrete delivery truck parked across footpath. No complaint relating to this condition was recorded.	C
<b>Construction Noise Limits</b>				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the	Site inspection and interview with auditees 9/10/2024 Noise Monitoring for HSC Block B & L 2/10/2024 by AWE Complaint registers current to September 2024	Noise monitoring registers include a reading of 64.3 at Building B, at the back of Pacific Drive car park, on 2/10/2024, covering the demolition works. The reading does not exceed the noise level. No complaint was received relating to noise during the audit period.	C



Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.			
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.	Site inspection and interview with auditees 9/10/2024 Complaint registers current to September 2024	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 and interview with auditees 9/10/2024 Complaint registers current to September 2024	Tonal reversing alarms were not heard during site inspection. No noise complaints have been received during audit period	C
<b>Vibration Criteria</b>				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> <li>a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</li> <li>b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</li> </ul>	Site inspection and interview with auditees 9/10/2024 Complaint Register current to September 2024 Refer to site photos under Appendix E	During the site inspection, demolition works were ongoing, including wall partitions and bricks. The demolition area was signposted, and the vibration caused by the works was minimal.  No complaints were received relating to vibration.	C
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.	Site inspection and interview with auditees 9/10/2024.	No vibratory compactors were required for the project.	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.	Site inspection and interview with auditees 9/10/2024	No other limits applied in the CNVMP	NT
<b>Tree Protection</b>				
C19	For the duration of the construction works: <ul style="list-style-type: none"> <li>a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</li> <li>b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</li> <li>c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the</li> </ul>	Site inspection and interview with auditees 9/10/2024	No trees required protection under Stage 1C.1 and Stage 1C.2 works.  No council trees located near site boundary.	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>Arboricultural Impact Assessment Report prepared for Hastings Secondary College Port Macquarie Campus dated 16 April 2021; and</p> <p>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.</p>			
<b>Air Quality</b>				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection and interview with auditees 9/10/2024</p> <p>Inspection Details SE6301 Hazard and Observation Checklist 4/10/2024 by AWE – the checklist provided details on all aspect of the project from access and egress around the site, housekeeping, safety electrical, regular inspection, sediment control and safety.</p>	<p>Inspection / Observation Checklist dated 4/10/2024 was presented by the auditees and no findings were noted for dust generation.</p> <p>Wetting down during demolition was observed. Water tank available on site with pump and hoses to stockpile</p> <p>Rain occurred on day of site inspection.</p>	C
C21	<p>During construction, the Applicant must ensure that:</p> <p>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>c) trucks associated with the development do not track dirt onto the public road network;</p> <p>d) public roads used by these trucks are kept clean; and</p> <p>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection and interview with auditees 9/10/2024</p> <p>Refer to site photos under Appendix E</p>	<p>No mud tracking onto public roads was observed during inspection.</p> <p>Public streets are observed to be clean and stabilized access / egress point.</p>	C
<b>Imported Fill</b>				
C22	<p>The Applicant must:</p> <p>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;</p> <p>b) keep accurate records of the volume and type of fill to be used; and</p> <p>c) make these records available to the Certifier upon request.</p>	Site inspection and interview with auditees 9/10/2024	No imported fill required for these works	NT
<b>Disposal of Seepage and Stormwater</b>				

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
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 inspection and interview with auditees 9/10/2024	Stormwater is currently being managed on the site. Works are internal and do not involve stormwater drainage works	NT
<b>Emergency Management</b>				
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Site inspection and interview with auditees 9/10/2024  Emergency Evacuation Site Plan – Demolition Phase only 30/09/2024-11/10/2024 by AW Edwards  Emergency Drill Evaluation MEET-123651 4/10/2024 by AWE	Emergency Evacuation Site Plan – Demolition Phase only dated 30/09/2024-11/10/2024 was prepared by AW Edwards.  Emergency drills for HSC Port Macquarie Campus Block B and L was undertaken on 4/10/2024.	C
<b>Stormwater Management System</b>				
C25	<p>Within three months of the commencement of construction or other timeframe agreed by the Planning Secretary, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ol style="list-style-type: none"> <li>be designed by a suitably qualified and experienced person(s);</li> <li>be generally in accordance with the conceptual design in the EIS;</li> <li>be in accordance with applicable Australian Standards;</li> <li>be to the satisfaction of Council;</li> <li>include details of the proposed diversion of the existing Council stormwater pipeline traversing the site; and</li> <li>ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li><i>The legal point of discharge for the proposed development is defined as existing stormwater drainage system.</i></li> <li><i>The design shall incorporate on-site stormwater detention facilities to limit site stormwater discharge to pre development flow rates for all storm events up to and including the 1% AEP event. Summary calculations demonstrating compliance with the above requirements for the median storm in the critical duration for the design AEP shall be submitted (20%, 5% &amp; 1% AEP at minimum). Alternatively an electronic model in DRAINS format shall be submitted for electronic review. Pre development discharge shall be calculated assuming that the site is a 'greenfield' development site as per AUSPEC requirements.</i></li> </ul>	<p>Stormwater plan and details CV-DRG 0031 Rev 1, 21/02/23 by MPC Consulting Engineer</p> <p>Conditional Approval from PMHC for carry out water supply work, sewage work and stormwater work 07/02/23</p> <p>Email 10/03/23 PMHC-AW Edwards re: operational stormwater management system indicating satisfaction from the Council</p> <p>Certifier satisfaction indicated in Crown Works Certificate 1 dated 22/12/23</p>	Plans prepared and certified as required for previous works, but this condition is not applicable to the current works	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>• <i>The design shall include water quality controls designed to achieve the targets specified within AUSPEC D7.</i></li> <li>• <i>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.</i></li> <li>• <i>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.</i></li> <li>• <i>The design shall provide details of any components of the existing stormwater drainage system servicing the site that are to be retained.</i></li> <li>• <i>During all phases of demolition, excavation and construction, it is the responsibility of the applicant and their contractors to:</i></li> <li>• <i>Ascertain the exact location of the Council stormwater drainage pipeline and associated pits traversing the site in the vicinity of the works.</i></li> <li>• <i>Take measures to protect the in-ground Council stormwater drainage pipeline and associated pits.</i></li> <li>• <i>Ensure dedicated overland flow paths are satisfactorily maintained through the site.</i></li> <li>• <i>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.</i></li> <li>• <i>If a Council pipeline is uncovered during construction, all work must cease and the Certifier and Council must be contacted immediately for advice.</i></li> <li>• <i>Any damage caused to Council's stormwater drainage system must be immediately repaired in full and at no cost to Council</i></li> </ul>			
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C26	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> </ul>	Site inspection and interview with auditees 9/10/2024	The auditees are not aware of any unexpected Aboriginal find events.	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>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;</p> <p>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</p> <p>e) works shall only recommence with the written approval of the Planning Secretary.</p>			
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C27	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>a) all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary;</p> <p>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</p> <p>c) works may only recommence with the written approval of the Planning Secretary.</p>	Site inspection and interview with auditees 9/10/2024	The auditees are not aware of any unexpected historic heritage find events.	NT
<b>Waste Storage and Processing</b>				
C28	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection and interview with auditees 9/10/2024	Generated wastes were segregated accordingly.	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).	<p>Site inspection and interview with auditees 9/10/2024</p> <p>Certificate of Analysis 2/10/2024 WSP (date sampled 1/10/24)</p> <p>Certificate of Analysis 2/10/2024 WSP (date sampled 2/10/24)</p>	Construction waste from the demolition of Building B and L, such as the stairwell, windowsill, handrail, and temporary fencing, was analysed by WCP Australia P/L. The certificate noted that the tested samples passed.	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.	Site inspection and interview with auditees 9/10/2024	No concreting works occurring at time of inspection	NT
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.	<p>Site inspection and interview with auditees 9/10/2024</p> <p>Waste Tracking Records (during demolition works) 2-4/10/2024 prepared by Coffs Harbour Demolitions</p> <p>Certificate of Analysis (for stairwell, windowsill and handrail) dated 2/10/2024 issued by WSP Australia P/L</p>	<p>Waste Tracking Records prepared by Coffs Harbour Demolitions provide details on the waste materials produced during 2-4/10/2024 demolition works. Demolition waste includes date, docket no., builders/domestic waste, concrete/brick, steel/metal and asbestos.</p> <p>Two Certificates of Analysis, both dated 2/10/2024, were issued by WSP Australia P/L for the demolition waste. The certificates relate to the demolition waste that was tested and met the requirements.</p>	C

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
		Certificate of Analysis (for temporary fencing) dated 2/10/2024 issued by WSP Australia P/L		
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>Site inspection and interview with auditees 9/10/2024</p> <p>Waste Tracking Records (during demolition works) 2-4/10/2024 prepared by Coffs Harbour Demolitions</p> <p>Certificate of Analysis (for stairwell, windowsill and handrail) dated 2/10/2024 issued by WSP Australia P/L</p> <p>Certificate of Analysis (for temporary fencing) dated 2/10/2024 issued by WSP Australia P/L</p>	<p>Construction waste from the demolition of Building B, such as the stairwell, windowsill, handrail, and temporary fencing, was analysed by WSP Australia P/L. The certificate noted that the tested samples passed.</p> <p>Waste tracking records were prepared by Coffs Harbour Demolitions, presenting the classification of waste and waste dockets. The removal of demolition waste was undertaken by Coffs Harbour Demolitions.</p>	C
<b>Outdoor Lighting</b>				
C33	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Design Certificate – CW2 Electrical Services, Electrical Projects Australia dated 27 February 2023	<p>The design certificates confirm the external lighting design is in accordance with AS 4282-2019.</p> <p>No change since last audit</p>	C
<b>Independent Environmental Audit</b>				
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter 15/03/22 DPE-SINSW approval of auditors	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>Independent Audit No. 2, Audit Report, WolfPeak, 16/12/22</p> <p>Independent Audit No. 3, Audit Report, WolfPeak, 16/6/23</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p> <p>Independent Audit No. 5, Audit Report, WolfPeak, 4/6/24</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 9/10/2024	The auditees are not aware of any direction from the Department regarding timing of audits.	NT
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Independent Audit Report (IA1) 08/06/22 sighted on project website	Independent Audit reports (from IA1 to IA5) were submitted to the Department and available at the project website.	NC

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>d) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given;</p> <p>e) submit the response to the Planning Secretary; and</p> <p>f) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	<p>Letter 12/7/2022 SINSW-DPE re: Submission of Independent Audit Report (IA1) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA2) 16/12/22 sighted on project website</p> <p>Letter 4/05/2023 SINSW-DPE re: Submission of Independent Audit Report (IA2) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit Report (IA3) 16/6/23 sighted on project website</p> <p>Letter 26/06/2023 SINSW-DPE re: Submission of Independent Audit Report (IA3) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit No. 4, Audit Report, WolfPeak, 7/12/23</p> <p>Letter 19/12/2023 SINSW-DPE re: Submission of Independent Audit Report (IA4) and Response in accordance with Conditions C37 and C38 - sighted on the project website</p> <p>Independent Audit No. 5, Audit Report, WolfPeak, 4/6/24</p> <p>Letter 13/06/2024 SINSW-DPE re: Submission of Independent Audit Report (IA5) and Response in accordance with Conditions C37 and C38</p> <p>Post Approval Submission (DPHI portal) 13/06/2024 re: Submission of AI5 to the DPHI</p>	<p><b>Non-compliance:</b> Responses to Independent Audit reports, from IA1 to IA5, were submitted to the Department and reports IA1 to IA4 available at the project website. However, it was noted that the response for IA5 was not found on the project website.</p> <p><b>Recommendation:</b> Applicant to upload the response to Independent Audit No. 5 to the project website.</p>	
C38	<p>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</p>	<p>Independent Audit No. 5, Audit Report, WolfPeak, 4/6/24</p> <p>Letter 13/06/2024 SINSW-DPE re: Submission of Independent Audit Report (IA5) and Response in accordance with Conditions C37 and C38</p> <p>Post Approval Submission (DPHI portal) 13/06/2024 re: Submission of AI5 to the DPHI</p>	<p>The IA5 Report, prepared by WolfPeak, was submitted along with its response to the audit findings to the Department on 13/06/2024, within the required timeframe.</p>	C
C39	<p>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.</p>	<p>Interview with auditees 9/10/2024</p>	<p>Not triggered as project still under construction</p>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>Operational Readiness Work</b>				
C40	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> <li>a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);</li> <li>b) the maximum number of staff to be involved in operational readiness work on site at any one time;</li> <li>c) arrangements to ensure the safety of school staff on the site, including how:               <ul style="list-style-type: none"> <li>i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</li> <li>ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</li> </ul> </li> <li>d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.</li> </ul>	Site inspection and interview with auditees 9/10/2024	Not triggered, project still under construction	NT
C41	Operational readiness work must only be undertaken in accordance with the details submitted under condition C40 and the following requirements: <ul style="list-style-type: none"> <li>a) no more than 15 staff are involved in operational readiness work;</li> <li>b) no more than 5 vehicles must access the school related to the operational readiness work;</li> <li>c) no students or parents are permitted; and</li> <li>d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</li> </ul>	Site inspection and interview with auditees 9/10/2024	Not triggered, project still under construction	NT
<b>Contamination</b>				
C42	Construction must be undertaken in accordance with the Report on Preliminary Site Investigation for Contamination prepared by Douglas Partners dated May 2021.	Site inspection and interview with auditees 9/10/2024	Apart from ACM removal on 30/09/2024 there is no other requirement to monitor or test contaminated areas.	C
<b>Heritage – Building A Porch Wall Removal and Storage</b>				
C43	The removal and storage of the Building A entrance porch glazed wall (approved to be removed under SSD-11920082-MOD-1) must be undertaken in accordance with the methodology contained in the Conservation Management Plan as approved under B27 and to the satisfaction of the appointed heritage specialist required by condition B28.	Interview with auditees 9/10/2024	Not applicable during the audit period. Previously completed.	NT



Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>PART D: PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	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.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Works as Executed Plans</b>				
D4	<b>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.</b>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Warm Water Systems and Cooling Systems</b>				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Outdoor Lighting</b>				
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"> <li>a) complies with the latest version of AS 4282-2019 – Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>Mechanical Ventilation</b>				
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> <li>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>b) any dispensation granted by Fire and Rescue NSW</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B21 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the operational noise level criteria identified in the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.</p>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Fire Safety Certification</b>				
D9	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Structural Inspection Certificate</b>				
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b>				

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
D11	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> <li>a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</li> <li>b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>c) be submitted to the Certifier;</li> <li>d) be forwarded to Council for information; and</li> <li>e) be provided to the Planning Secretary when requested.</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Repair of Public Infrastructure</b>				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</i></p>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Road Damage</b>				
D13	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant</p>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Post-Construction Survey – Adjoining Properties</b>				
D14	<p>Where a pre-construction survey has been undertaken in accordance with condition B7 prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	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.			
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D16	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: 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.  <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Road / Public Domain Works</b>				
D17	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.  <i>Note:</i> <ul style="list-style-type: none"> <li>• <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i></li> <li>• <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i></li> <li>• <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act</i></li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<i>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>			
<b>School/Pedestrian Crossing Facilities</b>				
D18	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>School Zones</b>				
D19	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Owen Street, Burrawan Street, Gordon Street and Church Street must be installed, inspected by TfNSW and handed over to TfNSW.  <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>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>School Transport Plan</b>				
D21	Prior to the commencement of operation, a School Transport Plan (STP) must be submitted to the satisfaction of the Planning Secretary. The plan must: <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</li> <li>b) include arrangements to promote the use of active and sustainable transport modes, including:</li> <li>c) objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); <ul style="list-style-type: none"> <li>i. specific tools and actions to help achieve the objectives and mode share targets;</li> <li>ii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> <li>iii. include operational transport access management arrangements, including:</li> <li>iv. 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</li> </ul> </li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;</p> <ul style="list-style-type: none"> <li>v. the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>vi. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>vii. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</li> <li>viii. the location and operational management procedures for inter-campus transfers and consideration of measures to reduce the frequency of trips and ensure the safety of travel for students;</li> <li>ix. delivery and services vehicle and bus access and management arrangements;</li> <li>x. management of approved access arrangements;</li> <li>xi. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</li> <li>xii. car parking arrangements and management associated with the proposed use of school facilities by community members; and</li> </ul> <p>d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>e) a monitoring and review program.</p>			
<b>PCYC Operations Plan</b>				
D22	<p>Prior to the commencement of operation of the PCYC, a PCYC Operations Plan must be submitted to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified consultant in consultation with Council, TfNSW and Hastings Secondary College;</li> <li>b) detail proposed operations including: <ul style="list-style-type: none"> <li>i. hours of operation;</li> <li>ii. expected staff and volunteer attendance levels;</li> <li>iii. schedule of use and intended group activities;</li> </ul> </li> </ul>	<p><i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i></p>	<p><i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i></p>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>c) include arrangements to promote the use of active and sustainable transport modes and reduce demand for parking, particularly during peak school operations, including:</p> <ul style="list-style-type: none"> <li>i. objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>ii. specific tools and actions to help achieve the objectives and mode share targets;</li> <li>iii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul> <p>d) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> <li>i. the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>ii. delivery and service vehicle and bus access and management arrangements;</li> <li>iii. management of approved access arrangements;</li> <li>iv. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to minimise impacts during school hours; and</li> </ul> <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>			
<b>Utilities and Services</b>				
D23	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>• <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</i></li> </ul>	<p><i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i></p>	<p><i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i></p>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p><i>contributions are levied in accordance with either the provisions of the relevant Section 64 Development Servicing Plan or a Planning Agreement.</i></p> <ul style="list-style-type: none"> <li><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></li> <li><i>The Water Authority will accept payment of the equivalent amount of contributions under Section 608 of the Local Government Act 1993.</i></li> </ul>			
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>	<p><i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i></p>	<p><i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i></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> <ul style="list-style-type: none"> <li><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 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.</i></li> <li><i>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.</i></li> <li><i>The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.</i></li> <li><i>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.</i></li> <li><i>Due to the scale of the development all sewage shall be discharged directly to a Council sewer manhole. Any abandoned sewer junctions</i></li> </ul>	<p><i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i></p>	<p><i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i></p>	NT



Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>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> <ul style="list-style-type: none"> <li>Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.</li> <li>Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed:</li> <li>when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling.</li> <li>prior to the pouring of concrete for sewerage works and/or works on public property.</li> <li>during construction of sewer infrastructure.</li> <li>during construction of water infrastructure.</li> <li>All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.</li> </ul>			
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> <ol style="list-style-type: none"> <li>maintenance schedule of all stormwater quality treatment devices;</li> <li>record and reporting details;</li> <li>relevant contact information; and</li> <li>Work Health and Safety requirements.</li> </ol>	<p>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</p>	<p>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</p>	NT
<b>Signage</b>				
D27	<p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.</p>	<p>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</p>	<p>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</p>	NT
D28	<p>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.</p>	<p>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</p>	<p>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</p>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>Operational Waste Management Plan</b>				
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in the EIS and RtS.</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>Landscaping</b>				
D30	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B26.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
D31	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>b) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS;</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	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.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
<b>PART E POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
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) in consultation with Council	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<p>and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>e) details of the activity(ies), where applicable, restricting use before 8am and after 10pm;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.</li> </ul>			
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.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>e) details of the activity(ies) where applicable, restricting use before 8am and after 10pm;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan in compliance with the Noise &amp; Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and prepared by JHA.</li> </ul>	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	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.	<i>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</i>	<i>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</i>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
<b>PCYC Hours of Operation</b>				
E5	The PCYC may only operate between the hours of 6am to 10pm Monday to Sunday.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Operation of Plant and Equipment</b>				
E6	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Warm Water Systems and Cooling Systems</b>				
E7	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Community Communication Strategy</b>				
E8	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Operational Noise Limits</b>				
E9	The Applicant must comply with the recommendations of, and ensure that noise generated by operation of the development does not exceed the noise limits in, the Noise & Vibration Impact Assessment for SSDA (SSD-119200820) for Hastings Secondary College – Port Macquarie Campus dated 14 May 2021 and Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	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 Hastings Secondary College Upgrade Acoustic Statement dated 9 September 2022 and prepared by JHA and as updated by Appendix 4 Acoustic Report prepared by Rapt Consulting dated 2 November 2022. Should the noise monitoring program identify any exceedance of the recommended	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	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.			
<b>Unobstructed Driveways and Parking Areas</b>				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>School Transport Plan</b>				
E12	The School Transport Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>PCYC Operations Plan</b>				
E13	The PCYC Operations Plan required by condition D22 must be updated as required and implemented unless otherwise agreed by the Planning Secretary.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Ecologically Sustainable Development</b>				
E14	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star 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.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Outdoor Lighting</b>				
E15	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Landscaping</b>				
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.	Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6	On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.	NT
<b>Utilities and Services</b>				

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
E17	<p>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.</p>	<p>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</p>	<p>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</p>	NT
E18	<p>Within three months of the commencement of operation or other timeframe agreed to by the Planning Secretary, a positive covenant must be created under Section 88E of the Conveyancing Act 1919 and registered, burdening the owner(s) with the requirement to maintain the on-site stormwater detention facilities on the property. The terms of the 88E instrument with positive covenant must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) the Proprietor of the property must be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities (OSD).</li> <li>b) the Proprietor must have the OSD inspected annually by a competent person.</li> <li>c) the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the Proprietor.</li> <li>d) the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD, or failure to clean, maintain and repair the OSD.</li> </ul> <p><i>Note: The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument.</i></p>	<p>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</p>	<p>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</p>	NT
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>	<p>Email 01/10/2024 DPHI-WP re: Hastings Secondary College Audit No. 6</p>	<p>On 01/10/2024, the Department noted in its email that this audit will cover construction phase only.</p>	NT

Unique ID	Compliance requirement	Evidence Collected (AW Edwards)	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>a) the Proprietor of the property must be responsible for inspecting, maintaining and keeping clear all components of and structures associated with the stormwater quality improvement device (SQID) in accordance with the maintenance plan in order to achieve the design system performance targets.</li> <li>b) the Proprietor must have the SQID inspected annually by a competent person.</li> <li>c) the Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all components or structures in or upon the said land which comprise the SQID and recover the costs of any such works from the Proprietor.</li> <li>d) the registered Proprietor must indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the SQID, or failure to clean, maintain and repair the SQID.</li> </ul>			

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**





Department of Planning and Environment

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

15/03/2022

Dear Mr Wheeler,

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

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

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

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

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

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

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

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

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



Department of Planning and Environment

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

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

Yours sincerely



Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Planning Secretary

## APPENDIX C – CONSULTATION RECORDS



**From:** [Steve Fermio](#)  
**Sent:** Monday, 23 September 2024 4:20 PM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Laura Gothard](#); [Muggleton, Nathan](#); [Joyce Acierda](#)  
**Subject:** Hastings Secondary College Audit No 6

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Dear Compliance Team,

As the approved auditor for Hastings Secondary College, I am currently preparing to undertake the 6<sup>th</sup> construction environmental audit for the Hastings Secondary College project.

This will cover demolition and construction works associated with Buildings B and L at the main High School campus.

The audit is required to be conducted in accordance with Development Consent 11920082, Condition C35, and the Department's Independent Audits Post Approval Requirements (2020) (IAPAR).

Under the IAPAR, we are required to consult with the Department on the scope of the audit and any other parties or agencies that should be consulted.

The audit site inspection and interviews are scheduled for Wednesday 9 October 2024.

Any input that DPHI may have on the proposed scope and other parties to be consulted with would be greatly appreciated.

Kind regards

**Steve Fermio | Principal Environmental & Earth Scientist**  
Director



Birpai Country

E: [sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)

M: 0417 170 645

P: 1800 979 716

A: Suite 2, Level 1, 19 Short St, Port Macquarie, NSW 2444





**From:** Laura Gothard <[laura.gothard@dpie.nsw.gov.au](mailto:laura.gothard@dpie.nsw.gov.au)>

**Sent:** Tuesday, 1 October 2024 8:43 AM

**To:** Steve Fermio <[sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)>

**Subject:** Re: Hastings Secondary College Audit No 6

Hi Steve,

I have spoken to SINSW and just wanted to correct my below email. This upcoming IEA will be for construction only.

**Laura Gothard**  
**Senior Compliance Officer**

**Development Assessment | Department of Planning, Housing and Infrastructure**

**T** 02 6575 3403 | **M** 0484 269 988 | **E** [laura.gothard@dpie.nsw.gov.au](mailto:laura.gothard@dpie.nsw.gov.au)

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**From:** Laura Gothard <[laura.gothard@dpie.nsw.gov.au](mailto:laura.gothard@dpie.nsw.gov.au)>

**Sent:** Friday, 27 September 2024 4:03 PM

**To:** Steve Fermio <[sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)>

**Subject:** Re: Hastings Secondary College Audit No 6

Hi Steve,

As the project is currently under construction and operation, please review and assess all Conditions of Consent applicable to both stages.

Kind Regards,

**Laura Gothard**  
**Senior Compliance Officer**

**Development Assessment | Department of Planning, Housing and Infrastructure**

**T** 02 6575 3403 | **M** 0484 269 988 | **E** [laura.gothard@dpie.nsw.gov.au](mailto:laura.gothard@dpie.nsw.gov.au)



**From:** [Laura Gothard](#)  
**Sent:** Tuesday, 16 April 2024 10:13 AM  
**To:** [Steve Fermio](#)  
**Subject:** RE: Independent Operational Environmental Audit - Hastings  
Secondary College / PCYC

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Good morning Steve,

Thanks for your time of the phone.

As we discussed, when carrying out the next IEA for Hastings College, could you please look specifically into the following:

- That all conditions requiring things to be done or submitted prior to commencement of operations (D conditions) have been satisfied
- Please look into the trees on site in comparison to any Tree Removed Plan
- Any complaints received since operations from surrounding neighbours or members of the community

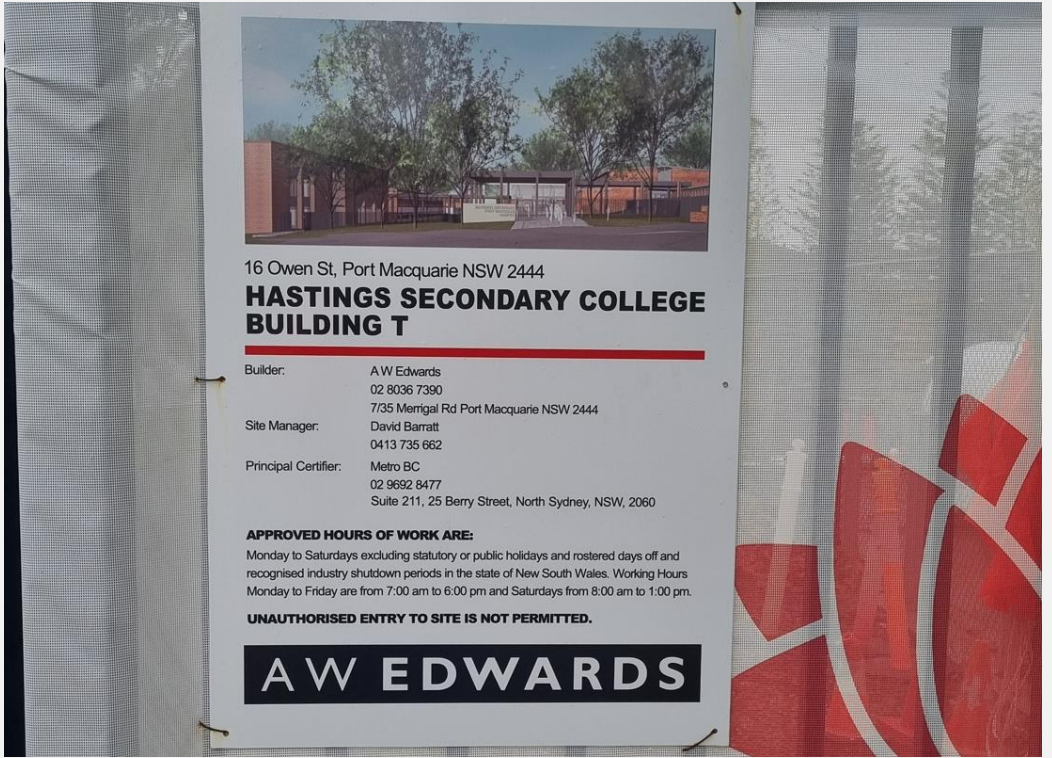

Feel free to contact me if you have any further enquiries,

Kind Regards,



**Laura Gothard**  
**Senior Compliance Officer**



**Development Assessment | Department of Planning, Housing and Infrastructure**  
**T | M 0484 269 988 | E [laura.gothard@dpie.nsw.gov.au](mailto:laura.gothard@dpie.nsw.gov.au)**



## APPENDIX D – SITE PHOTOGRAPHS

No.	Comment	Photograph
1	Site notice	
2	Site hoarding	



No.	Comment	Photograph
3	Demolition works notice	
4	Heritage window protection signage	

No.	Comment	Photograph
5	Fire extinguisher at Building B	
6	Demolition works at Building B	

No.	Comment	Photograph
7	Demolition works at Building B	
8	Completed walkway at rear of CAPA building / MPC Hall	

## APPENDIX E – ATTENDANCE REGISTER

### INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		HASTINGS SECONDARY COLLEGE IA6 <sup>SSD</sup> 11920082		
<b>LOCATION:</b>		16 OWEN ST PORT MACQUARIE 2444		
<b>DATE/TIME (Opening Meeting):</b>		<b>DATE/TIME (Closing Meeting):</b>		
0800 9/10/24		<del>09</del> 1030 9/10/24		
<b>Lead Auditor:</b>		<b>Audit Scope:</b>		
STEVE FERMIO				
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Craig Timmer	WHS Coordinator	AW. Edwards	<i>Craig</i>	<i>Timmer</i>
Pam Corps	WHS Coordinator	AW Edwards	<i>Pam</i>	<i>Corps</i>
Craig McIlveen	Project Manager	AW. Edwards	<i>Craig</i>	<i>McIlveen</i>
PLA KAMPMANN	CONTRACT ADMINISTRATOR	AW EDWARDS	<i>P. Kampmann</i>	<i>P. Kampmann</i>
S FERMIO	LEAD AUDITOR	WOLFPEAK	<i>S F</i>	<i>S F</i>

## APPENDIX F - INDEPENDENT DECLARATION FORMS

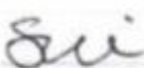
Project Name:	Hastings Secondary College Upgrade
Consent Number:	SSD 11920082
Description of Project:	Upgrades to Hastings Secondary College Port Macquarie Campus, including refurbishment of parts of two existing buildings, provision of a two storey Creative and Performing Arts (CAPA) building, joint 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 No. 6
Date:	22 October 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

Name of Proposed Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science, ANU Honours in Geology, Monash University Graduate Diploma Land Rehabilitation, Federation University Certificate IV in Soil Health, Plant Nutrition & Pasture Development, New England Institute of TAFE Exemplar Global Lead Environmental Auditor Number 110498
Company:	WolfPeak Group Pty Ltd