INDEPENDENT AUDIT NO. 3 – AUDIT REPORT

KINGSCLIFF HIGH SCHOOL UPGRADE – SSD 8744305

APRIL 2023

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Authorisation

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EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW (SINSW) is responsible for delivering the Kingscliff High School Redevelopment Project (the Project) located at 33 Oxford Street, Kingscliff. The Project involves upgrades to the school to provide new permanent teaching spaces and core facilities to accommodate increased student capacity and to address the Education Facilities Standards and Guidelines. Consent for the Project, State Significant Development (SSD) 8744305, was granted by the Minister of Planning and Public Spaces on 3 November 2021, subject to a number of Conditions of Consent (conditions).

MBB Group has been appointed as the client representative on behalf of SINSW. Richard Crookes Construction (RCC) is the principal contractor. The Principal Certifying Authority (the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd (BM+G).

The objective of this Independent Audit (Audit or IA3) is to satisfy SSD 8744305 Schedule 2, condition C37, which states:

> *Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (IAPAR).*

This Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the findings from the third Independent Audit (IA3) for construction, covering the period from 2 September 2022 until 1 March 2023 (the 'audit period').

The overall outcome of the Audit was very positive. Compliance records were well organised and available at the time of the site inspection and interviews with Project personnel. Site environmental controls were of a high standard.

In summary:

- There were 180 conditions assessed
- 100 conditions were not triggered
- 80 conditions were assessed as compliant
- No non-compliances were identified
- One observation was identified in relation to the Project. This relates to:
    - Condition C13 requires the development to be constructed to achieve the construction noise management levels (NMLs) detailed in the Interim Construction Noise Guideline (DECC, 2009). Future noise monitoring should include an assessment of compliance against the Classroom NML in the Construction Noise and Vibration Management Plan given that these are likely to be among the most noise affected receivers on the project. Additionally, if future noise monitoring indicates that the NMLs in the CNVMP are exceeded, consideration of any further reasonable and feasible mitigation measures should

be included in the monitoring report or a record of management's response to this.

- Three positive observations of best practice were made including:
  - Use of concrete rinse washout bags on site
  - Photographic recording of wheel track cleaning by gate / traffic controller
  - Use of foldup refuelling bund for refuelling on site

The Auditor would like to thank the auditees from MBB Group, and Richard Crookes Constructions for their high level of organisation, cooperation, and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education – School Infrastructure NSW (SINSW) is responsible for delivering the Kingscliff High School Redevelopment Project (the Project) located at 33 Oxford Street, Kingscliff. The Project involves upgrades to the school to provide new permanent teaching spaces and core facilities to accommodate increased student capacity and to address the Education Facilities Standards and Guidelines (EFSG).

The scope of the Project includes demolition works to part of existing buildings, additions to existing buildings, construction of a new two (2) storey creative and performing arts (CAPA) building, covered outdoor learning area (COLA), refurbishment works to existing buildings and new landscaping of the school grounds.

Upgrades to Kingscliff High School includes the following activities:

- Partial demolition of the existing administration building, car park, pathways and internal demolition works of existing homebases.
- Construction of the following new buildings and structures
    - A new two (2) storey creative and performing arts (CAPA) building and amenities building adjacent to the existing dance studio, to provide an integrated visual arts, music and performance facility;
    - Alterations and additions to the existing single storey administration building; and
    - A new covered outdoor learning area (COLA) adjacent to the existing hall
- Refurbishment of existing learning spaces to meet minimum size requirements under the EFSG and changes to the learning spaces;
- Increase in student enrolment capacity to accommodate future growth from 1104 to 1400 enrolments and associated increase in staff from 84 to 106;
- Reconfiguration and resurfacing of the existing car park and provision of new bicycle parking. The car parking on site will be reduced from 98 to 89 spaces to accommodate the CAPA building;
- Tree removal, tree replacement and new landscaped embellishment; and
- Miscellaneous off-site works, including upgrades to nearby road crossings and footpaths, as agreed with Tweed Shire Council, to enhance pedestrian access to the site from bus stops and the surrounding areas.

A map of the Project site is provided in Figure 1, and drawing of the proposed works is included in Figure 2.

Consent for the Project, State Significant Development (SSD) 8744305, was granted by the Minister of Planning and Public Spaces on 3 November 2021, subject to a number of Conditions of Consent (conditions).

Figure 1: The Project site (Source: Kingscliff High School Environmental Impact Statement for State Significant Development (SSD-8744305), SJB Planning, dated 19 May 2021)

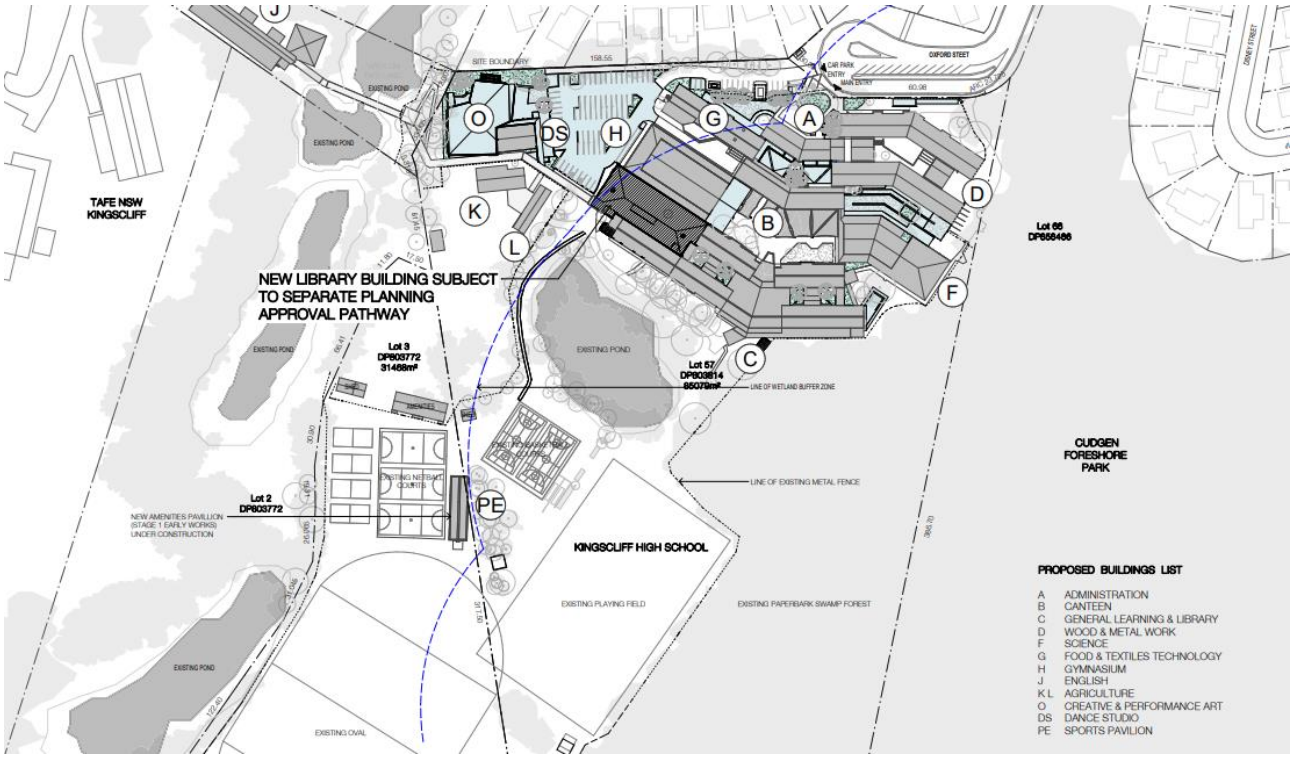

Figure 2: Proposed works under SSD 8744305 (Source: Kingscliff High School Architectural Package, SJB Group, dated 27 April 2021)

MBB Group has been appointed as the client representative on behalf of SINSW. Richard Crookes Construction (RCC) is the principal contractor. The Principal Certifying Authority (the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd (BM+G).

Notification of commencement of works and construction was provided to the Department on 20 December 2021. Works undertaken during the audit period (i.e., from 2 September 2022 and 1 March 2023.) included

- Laying of ground slabs for Building O (CAPA building)
- Construction of columns, block walls and lift pit for Building O
- In ground services
- Demolition of retaining wall of Building A and compaction of fill material

1.2 The audit team

In accordance with Schedule 2. Condition C36 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 for this audit comprises:

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

Approval of the Audit Team was provided by the Department on 5 September 2022. The letter is presented in Appendix B.

1.3 The audit objectives

The objective of this Audit is to satisfy SSD 8744305 Schedule 2, Condition C37, which states:

> *Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*

This Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.4 Audit scope

This Audit relates to the Project works between 2 September 2022 and 1 March 2023.

The Audit adopts the IAPAR comprising the following scope:

- an assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited

- all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
- all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.

- a review 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
  - 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; and
  - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Audit findings, recommendations and actions (if any)
- a high-level review of the project's environmental management systems
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

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. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 3.

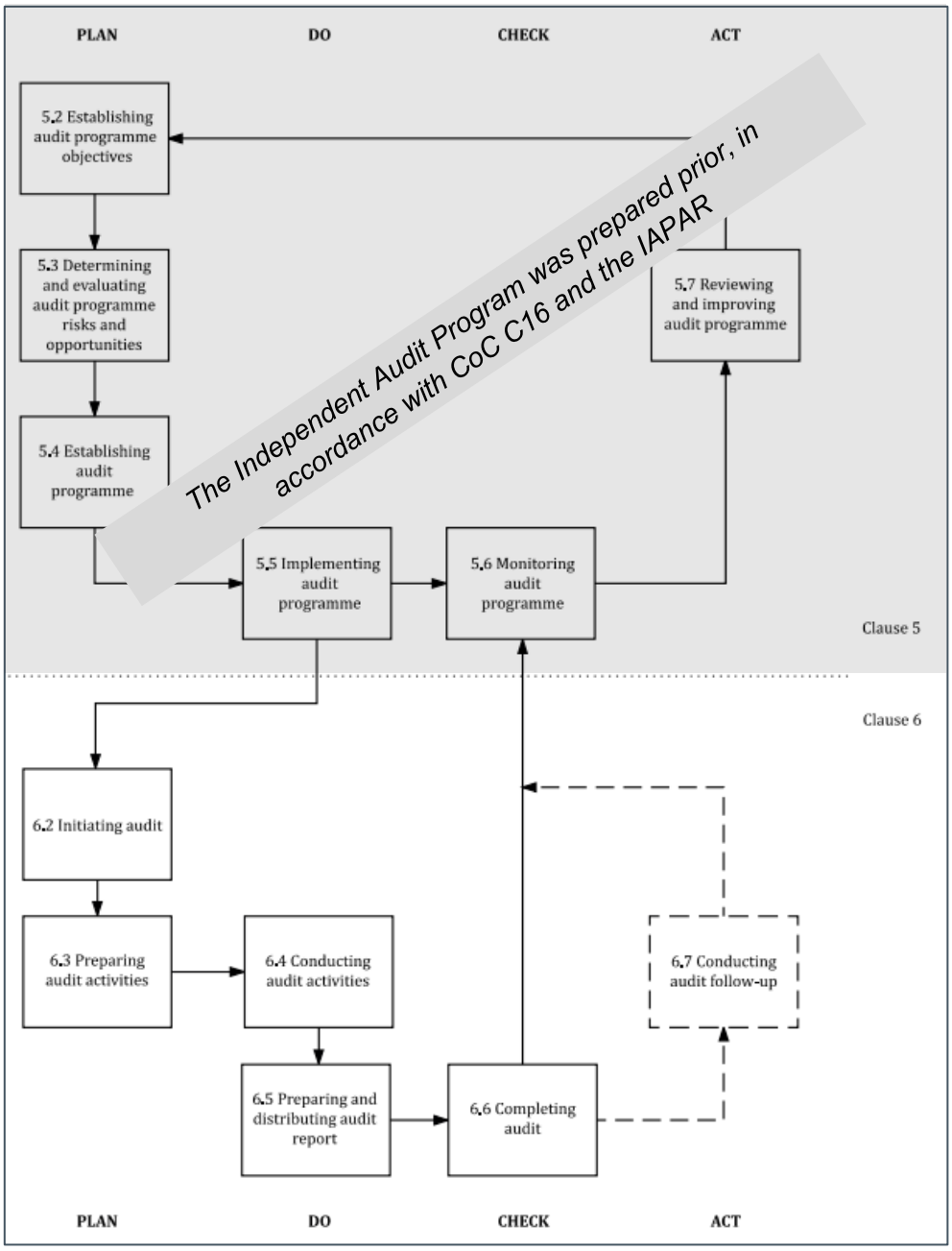

Figure 3: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

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

2.2.2 Consultation

On 14 February 2023, WolfPeak consulted with the Department to obtain its input into the scope of the Audit and confirm on whether other stakeholders should be consulted in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C.

2.2.3 Preparing audit activities

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

The primary documents reviewed prior to, during and after the site visit are as follows:

- *Kingscliff High School Environmental Impact Statement for State Significant Development (SSD-8744305)*, SJB Planning, dated 19 May 2021 (the EIS)
- *Response to Submissions (RtS) – Kingscliff High School Redevelopment – SSD-8744305*, SJB Planning, 2 September 2021 (the RtS)
- *Development Consent SSD-8744305, Upgrades to Kingscliff High School*, 3 November 2021
- *Construction Environmental Management Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 6, 6 January 2023
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School*, Richard Crookes Constructions, Revision 11, 6 January 2023
- *Construction Worker Transportation Strategy – Kingscliff High School*, Richard Crookes Constructions, Revision 11, 6 January 2023
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 5, 6 January 2023
- *Construction Waste Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 3, 6 January 2023
- *Construction Soil and Water Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 4, 6 January 2023
- *Biodiversity Management Sub-Plan – Kingscliff High School Upgrade*, Kleinfelder, Rev 2.0, 9 December 2021

- *Flood Emergency Response Sub-Plan – Kingscliff High School*, Molino Stewart, Rev 3.0, 3 May 2022

2.2.4 Site personnel involvement

The on-site audit activities took place on Wednesday, 1 March 2023. The following personnel took part in the audit:

- Laura Goodall, Project Manager, MBB Group
- Marc Roberts, Site Manager, RCC
- Jason Cooke, Senior Project Manager, RCC
- Julian Viafara, WHSE Manager, RCC
- Belinda Luther, Project Coordinator, RCC
- Steve Fermio, WolfPeak (Auditor).

2.2.5 Meetings, Interviews, Site Inspection

The on-site audit activities including interviews and inspection took place on 1 March 2023. The location of the project site is at 33 Oxford Street, Kingscliff, NSW.

Photos from the inspection are presented in Appendix D. Opening and closing meetings were held on site between the Auditor and Project personnel. The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development.

Other communication was conducted remotely, which included requests for information and auditee responses to the requests.

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

2.2.6 Document review

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

2.2.7 Generating audit findings

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

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and

- site inspections of relevant locations, activities and processes.

2.2.8 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the following descriptors from Table 2 of the IAPAR, as listed in Table 1, below:

Table 1: Compliance status descriptors from Table 2 of the IAPAR

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

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

2.2.9 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.10 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.

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 8755305 applicable to the works being undertaken, with a focus on the implementation of Bush Stone-Curlew management measures from the Biodiversity Management Plan, traffic management measures from the Construction Traffic and Pedestrian Management Plan and noise monitoring measures from the Construction Noise and Vibration Management Plan.

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

3.2 Summary of Compliance

This section, including Table 2, presents the summary of compliance and recommended actions for the audit findings and the status of previous audit findings (the majority of findings from IA2 were closed out). Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 180 conditions assessed
- 100 conditions were not triggered
- 80 conditions were assessed as compliant
- No non-compliances were identified
- One observation was identified in relation to the Project. This relates to:
    - Condition C13 requires the development to be constructed to achieve the construction noise management levels (NMLs) detailed in the Interim Construction Noise Guideline (DECC, 2009). Future noise monitoring should include an assessment of compliance against the ‘Classroom’ NML in the Construction Noise and Vibration Management Plan given that these are likely to be among the most noise affected receivers on the project. Additionally, if future noise monitoring indicates that the NMLs in the CNVMP are exceeded, consideration of any further reasonable and feasible mitigation measures should be included in the monitoring report or record of management’s response to this
- Three positive observations of best practice were made including:
    - Use of concrete rinse washout bags on site
    - Photographic recording of wheel track cleaning by gate / traffic controller
    - Use of foldup refuelling bund for refuelling on site

Table 2: Audit findings and actions

						Status
Findings from IA2						
SSI 8744305 Conditions of Approval						
8744305_IA2_01	A34	Non-compliance	Requirement: *Within three months of:* *a) the submission of a compliance report under condition A37;* *b) the submission of an incident report under condition A30;* *c) the submission of an Independent Audit under condition C37 or C38;* *d) the approval of any modification of the conditions of this consent; or* *e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,* *the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.* **Non-compliance:** **The Certifier was not notified of the review of plans and programs that was carried out under this condition following IA1. On 8 September 2022 the Certifier was subsequently notified of the review.**	**IA3 update: Certifier was notified of review of plans post IA1 on the 8 September 2022. This can now be considered closed.**	RCC	CLOSED

						Status
8744305_IA2_02	C9	Observation	Requirement: *The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).* **Observation:** **The sub plans mitigation measures reviewed during IA2 were found to be generally being implemented. However, there was no documentary evidence available to demonstrate the implementation of measure CFF1 (BMP); which requires all earthmoving machinery accessing the Construction Site be cleaned of all soil and vegetable matter prior to entry (it is understood that the traffic controller does check incoming machinery for soil, defects etc).**	Recommend that the traffic controller at the entrance gate maintain a record to demonstrate compliance with CFF1. **IA3 update: Traffic controller vehicle / plant inspection check in includes check for soil, mud, etc., on vehicles and plant being brought to site and photo records kept of tires, track etc.**	RCC	CLOSED

8744305_IA2_03	C13	Observation	Requirement: *The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (ICNG). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan*. **Observation:** **Noise management levels (NMLs) in Table 5-1 of the CNVMP (December 2021) are not consistent with those in Table 3 of the ICNG, in particular, internal classroom noise levels (e.g., Kingscliff High School) are omitted from Table 5-1.** **Noise monitoring undertaken over the period from 30 March 2022 to 3 April 2022 indicated that the NML (Table 5.1 of the CNVMP) for outdoor recreation areas (55dBA) was exceeded by construction activity on several occasions (noting that the monitoring was not undertaken at the TAFE premises). Furthermore, monitoring reports do not provide evidence of compliance with the other NMLs in Table 5.1 of the CNVMP, however, as noted above, the NMLs in the Plan do not fully reflect the requirements of the ICNG, nor is there sufficient guidance provided regarding the monitoring frequency, locations etc.** **IA3 response:** RCC current construction methodology looks to incorporate the following actions interfaced with KHS and the construction zones. • The shifting of teaching activities away from the buildings directly adjacent to the works. • The utilisation of one piece of machinery at a time in sensitive zones (although not guaranteed to reduce noise emissions below the thresholds). • Scheduling of construction activities causing significant noise to periods where the community are less sensitive to noise (such as before, during lunchbreak and after school). • In the event of highly noise affected threshold being exceeded, ie: rock breaking. RCC will look to incorporate 5 min respite periods every 10 minutes to help receive recorded levels and provide respite to sensitive stakeholders. The above will be incorporated into REV 6 of the CVMP. Additionally RCC undertook further noise monitoring at KHS during November – December 2022 to re-establish base line levels against the following construction activities - detailed excavation, concrete and concrete structure works. See attached.	The CNVMP requires review with regard to: • including the relevant NMLs for internal classroom noise as per the ICNG **IA3 Update: Section 5.3 updated to include the relevant NMLs in Rev 5 of CNVMP.** • providing more detail of how compliance monitoring with the NMLs (including those applicable to the nearest sensitive residential receiver) will be undertaken (frequency, location etc) during construction **IA3 Update: Appendix B of Rev 5 of CNVMP states that noise monitoring will be undertaken in response to complaints.** • detailing the management response to the outcomes of any exceedances of NMLs **IA3 Update: This is not specifically addressed in Rev 5 of the CNVMP.** **IA3 Response:** CNVMP to be revised (Rev 6) to include the following actions: • The shifting of teaching activities away from the buildings directly adjacent to the works. • The utilisation of one piece of machinery at a time in sensitive zones (although not guaranteed to reduce noise emissions below the thresholds). • Scheduling of construction activities causing significant noise to periods where the community are less sensitive to noise (such as before, during	RCC	CLOSED CLOSED OPEN

						Status
				• lunchbreak and after school). • In the event of highly noise affected threshold being exceeded, ie: rock breaking. RCC will look to incorporate 5 min respite periods every 10 minutes to help receive recorded levels and provide respite to sensitive stakeholders.		
8744305_IA2_04	NA	Observation	Version control and document references, dates, titles, footers etc need to be updated and kept consistent across the suite of environmental plans and procedures, particularly after they have been revised so as to better demonstrate when they have been reviewed and updated.	Ensure consistency across all plans and procedures at their next review following this audit. **IA3 Update: CEMP and several sub plans have been substantially revised to improve version control.**	RCC	CLOSED
Findings from IA3						
SSI 8744305 Conditions of Approval						
8744305_IA3_01	C13	Observation	Requirement: *The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan*. **Observation** **Future noise monitoring should include an assessment of compliance against the NML in Table 9 of the CNVMP applicable to 'Classrooms', given that these are likely to be among the most noise affected receivers on the project.** **If future noise monitoring indicates that the NMLs in the CNVMP are exceeded, consideration of any additional reasonable and feasible mitigation measures should be included in the monitoring report or a record of management's response to this.**	Noise monitoring was undertaken in Nov – Dec 2022 adjacent to close neighbours and current work front of Building O CAPA. Noise monitoring of demolition works to building A and close to Classrooms undertaken separately. Report Pending	RCC - JC	OPEN

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

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

- There are any non-conformances or observations resulting from the implementation of the document, and
- There are any opportunities for improvement.

A review was conducted of the:

- *Construction Environmental Management Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 6, 6 January 2023
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School*, Richard Crookes Constructions, Revision 11, 6 January 2023
- *Construction Worker Transportation Strategy – Kingscliff High School*, Richard Crookes Constructions, Revision 11, 6 January 2023
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 5, 6 January 2023
- *Construction Waste Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 3, 6 January 2023
- *Construction Soil and Water Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 4, 6 January 2023
- *Biodiversity Management Sub-Plan – Kingscliff High School Upgrade*, Kleinfelder, Rev 2.0, 9 December 2021
- *Flood Emergency Response Sub-Plan – Kingscliff High School*, Molino Stewart, Rev 3.0, 3 May 2022

A review of compliance with C13 indicated there is a need for future noise monitoring on the Project to assess compliance against the Noise Management Levels in Table 9 of the Construction Noise and Vibration Management Plan (CNVMP) applicable to ‘Classrooms’, given that these are likely to be among the most noise affected receivers on the project. Furthermore, the CNVMP should be amended to detail how management will respond to the outcomes of any exceedances of NMLs (this finding was made in IA2 and has not been specifically addressed in Rev. 5 of the CNVMP).

Apart from the issue raised above, the plans are considered adequate for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditors 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

Other than the matters identified in Sections 3.2 and 3.3, there were no other matters considered relevant by the Auditor.

Matters considered by the Department

During consultation, the Department requested the Audit consider the following issues within the scope of the audit:

- On a previous site inspection by the Department on 6 December 2022, it was noted that a Bush stone-curlew was nesting near an internal access road and the Department wishes to know what the current status of this is.

  Audit Response: *The curlew was nesting >50m outside the construction area adjacent to the access road to temporary staff car park. As per the Bush stone-curlew Management Plan and on advice from an ecologist an exclusion zone was created around the nest to separate it from vehicle traffic. A camera was erected to monitor the nest over the Christmas construction shutdown period. The eggs were not observed to hatch and they were not present on the return of the construction team in early January 2023. However, a fox was recorded on the camera monitor over the shutdown period. Daily inspections of the construction zone for presence of curlews are continuing as per the Bush stone-curlew Management Plan.*

- Parking and traffic impacts associated with the limited availability of parking are possibly a difficult matter at the site. The Department requested if the audit could consider the performance of traffic management and whether any improvements are required in this area.

  Audit Response: *At the site inspection, a Traffic Controller was present at the main entry to the construction site and temporary car park established for school staff. No congestion or conflict between construction related traffic and school related traffic was observed and no complaints regarding such are known from the local community or school community. Construction related signage was noted on approach to the School down Oxford Street and no construction vehicles were observed to be parked in the parking zone immediately outside the main school entrance. No changes to these arrangements are considered warranted at this stage.*

- A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.

  Most of the CEMP and sub plans were revised in January 2023 and document references and version numbers, footers etc have been made consistent and significantly improved in the period since IA2. All documents required to be made publicly available on the Project website are uploaded and up to date.

3.6 Complaints

A complaints register is being maintained for the development. Two complaints were received during the audit period as outlined below:

- Complaint received 18 November 2022 via email. Worker Incident with School Staff.
- Complaint received 29 November 2022 via email. Noise outside of construction hours (not due to plant or machinery).

The complaints register is published on the Project website.

https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-high-school-upgrade.html#category-reports

3.7 Incidents

The Project has not identified any reportable incidents as defined in the SSD 8744305 during the audit period.

3.8 Actual versus predicted impacts

Predicted outcomes associated with the construction of the Project are described in Section 6 of the *Kingscliff High School Environmental Impact Statement for State Significant Development* (SSD-8744305), 19 May 2021 (the EIS) and in the *Response to Submissions (RtS) – Kingscliff High School Redevelopment* – SSD-8744305, SJB Planning, 2 September 2021 (the RtS)

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. 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 construction requirements specified in the conditions and mitigation measures, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Construction commenced on 20 December 2021. Works completed during the current audit period (i.e.: from the 2 September 2022 to 1 March 2023) included:

- Laying of ground slabs for Building O (CAPA building)
- Construction of columns, block walls and lift pit for Building O
- In ground services
- Demolition of retaining wall of Building A and compaction of fill material

Given the relatively limited nature of the works undertaken during the audit period, one environmental related complaint, no environmental incidents and absence of regulatory action by any agencies, it is considered that the environmental impacts of the development during the audit period were relatively minor and qualitatively well within that predicted by the EIS and RtS.

3.9 Environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key project personnel. The following strengths were demonstrated by the Project team in managing compliance against the Conditions of Consent:

- Compliance records were well organised and available at the time of the site inspection and interviews with Project personnel.
- On the day of the audit site inspection environmental controls and housekeeping were observed to be of a high standard and no offsite impacts were observed.
- Site environmental controls were of a high standard and the implementation of the following mitigation measures were sighted:
    - Use of concrete rinse washout bags on site
    - Photographic recording of wheel track cleaning by gate / traffic controller
    - Use of foldup refuelling bund for refuelling on site

4. CONCLUSIONS

This Audit Report presents the findings from the third Independent Audit (IA3) for the construction period, covering the period from 2 September 2022 to1 March 2023.

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 from MBB Group and RCC.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

No environmental incidents and only one environmental complaint was recorded during the audit period. The findings from the previous (IA2) audit have been closed out with the exception of a component of one of the previous findings related to management response to noise monitoring exceedances.

In summary:

- There were 180 conditions assessed
- 100 conditions were not triggered
- 80 conditions were assessed as compliant
- No non-compliances were identified
- One observation was identified in relation to the Project. This relates to:
    - Condition C13 requires the development to be constructed to achieve the construction noise management levels (NMLs) detailed in the Interim Construction Noise Guideline (DECC, 2009). Future noise monitoring should include an assessment of compliance against the Classroom NML in the Construction Noise and Vibration Management Plan given that these are likely to be among the most noise affected receivers on the project. Additionally, if future noise monitoring indicates that the NMLs in the CNVMP are exceeded, consideration of any further reasonable and feasible mitigation measures should be included in the monitoring report or the record of management's response to this.
- Three positive observations of best practice were made including:
    - Use of concrete rinse washout bags on site
    - Photographic recording of wheel track cleaning by gate / traffic controller
    - Use of foldup refuelling bund for refuelling on site

Detailed findings are presented in Section 3, along with actions proposed or undertaken by the Project team to address the findings.

The Auditor would like to thank the auditees from MBB Group, and Richard Crookes Constructions for their high level of organisation, cooperation, and assistance during the Independent Audit.

5. LIMITATIONS

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

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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.

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APPENDIX A – SSD-8744305 CONDITIONS OF CONSENT

<table>
<tr><th>Unique ID</th><th>Compliance requirement</th><th>Evidence collected</th><th>Independent Audit findings and recommendations</th><th>Compliance Status</th></tr>
<tr><td colspan="5">Part A Administrative conditions</td></tr>
<tr><td colspan="5">Obligation to Minimise Harm to the Environment</td></tr>
<tr><td>A1</td><td>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.</td><td>Evidence referred to elsewhere in this Audit Table and Appendices</td><td>Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting the observation referred to in this audit table.</td><td>Compliant</td></tr>
<tr><td colspan="5">Terms of Consent</td></tr>
<tr><td>A2</td><td>The development may only be carried out:
a) in compliance with the conditions of this consent;
b) in accordance with all written directions of the Planning Secretary;
c) generally in accordance with the EIS and Response to Submissions;
d) in accordance with the approved plans in the table below:
<table>
<tr><th colspan="4">Architectural Drawings prepared by Richard Crookes Construction</th></tr>
<tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr>
<tr><td>A-X-0111</td><td>5</td><td>Site Plan - Existing & Demolition - Ground</td><td>20/08/2021</td></tr>
<tr><td>A-X-0112</td><td>5</td><td>Site Plan - Existing & Demolition - Level 1</td><td>20/08/2021</td></tr>
<tr><td>A-X-0113</td><td>5</td><td>Site Plan - Existing & Demolition - Roof</td><td>20/08/2021</td></tr>
<tr><td>A-X-0114</td><td>5</td><td>Site Plan - Proposed - Ground</td><td>20/08/2021</td></tr>
<tr><td>A-X-0115</td><td>5</td><td>Site Plan - Proposed - Level 1</td><td>20/08/2021</td></tr>
<tr><td>A-X-0116</td><td>5</td><td>Site Plan - Proposed - Roof</td><td>20/08/2021</td></tr>
<tr><td>A-A-0201</td><td>2</td><td>Building A - Administration - Existing & Demolition - Ground</td><td>21/05/2021</td></tr>
<tr><td>A-A-0202</td><td>2</td><td>Building A - Administration - Proposed - Ground</td><td>21/05/2021</td></tr>
<tr><td>A-A-0203</td><td>2</td><td>Building A - Administration - Proposed - Roof</td><td>21/05/2021</td></tr>
<tr><td>A-A-0501</td><td>2</td><td>Building A - Administration - Elevations</td><td>23/04/2021</td></tr>
<tr><td>A-A-0601</td><td>2</td><td>Building A - Administration - Sections - Sheet 01</td><td>23/04/2021</td></tr>
<tr><td>A-A-0602</td><td>2</td><td>Building A - Administration - Sections - Sheet 02</td><td>23/04/2021</td></tr>
<tr><td>A-C-0201</td><td>3</td><td>Building C - East - Existing & Demolition - Ground</td><td>08/07/2021</td></tr>
<tr><td>A-C-0202</td><td>3</td><td>Building C - Middle - Existing & Demolition - Ground</td><td>08/07/2021</td></tr>
<tr><td>A-C-0203</td><td>3</td><td>Building C - West - Existing & Demolition - Ground</td><td>08/07/2021</td></tr>
<tr><td>A-C-0204</td><td>3</td><td>Building C - East - Existing & Demolition - Level 1</td><td>08/07/2021</td></tr>
<tr><td>A-C-0205</td><td>3</td><td>Building C - Middle - Existing & Demolition - Level 1</td><td>08/07/2021</td></tr>
<tr><td>A-C-0206</td><td>3</td><td>Building C - West - Existing & Demolition - Level 1</td><td>08/07/2021</td></tr>
<tr><td>A-C-0207</td><td>3</td><td>Building C - East - Proposed - Ground</td><td>08/07/2021</td></tr>
<tr><td>A-C-0208</td><td>3</td><td>Building C - Middle - Proposed - Ground</td><td>08/07/2021</td></tr>
<tr><td>A-C-0209</td><td>4</td><td>Building C - West - Proposed - Ground</td><td>27/07/2021</td></tr>
</table></td><td>Evidence referred to elsewhere in this audit table
Development Consent, SSD-8744305, 03/11/2021
Letter from DPE to SINSW, SSD-8744305-PA-7, dated 17/02/2022
Kingscliff High School, Environmental Impact Statement for State Significant Development (SSD-8744305), SJB Planning to SINSW, 19/05/2021 (EIS)
Response to Submissions Report, Kingscliff High School, Redevelopment (SSD-8744305), SJB Planning to SINSW, 02/09/2021 (RtS)
Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021
Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022
Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</td><td>No directions issued during audit period
No non compliances identified during audit period
Evidence indicates development is being carried out in accordance with environmental documents and approval conditions</td><td>Compliant</td></tr>
</table>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status

A-C-0210	3	Building C - East - Proposed - Level 1	08/07/2021
A-C-0211	3	Building C - Middle - Proposed - Level 1	08/07/2021
A-C-0212	3	Building C - West - Proposed - Level 1	08/07/2021
A-C-0213	3	Building C - East & West - Proposed - Roof	08/07/2021
A-C-0501	2	Building C - East - Elevations	08/07/2021
A-C-0502	2	Building C - Middle - Elevations	08/07/2021
A-C-0601	2	Building C - East - Sections	08/07/2021
A-C-0602	2	Building C - Middle - Sections	08/07/2021
A-C-0603	2	Building C - West - Section - Sheet 01	08/07/2021
A-C-0604	2	Building C - West - Section - Sheet 02	08/07/2021
A-G-0201	E	Building G - Food & Textile Technology - Existing & Demolition - Ground	01/06/2021
A-G-0202	E	Building G - Food & Textile Technology - Proposed - Ground	01/06/2021
A-G-0203	D	Building G - Food & Textile Technology - Proposed - Roof	01/06/2021
A-G-0501	C	Building G - Food & Textile Technology - Elevations	18/02/2021
A-G-0601	C	Building G - Food & Textile Technology - Sections	18/02/2021
A-H-0201	2	Building H - Cola - Existing & Demolition - Ground	09/07/2021
A-H-0202	2	Building H - Cola - Proposed - Ground	09/07/2021
A-H-0203	2	Building H - Cola - Proposed - Roof	09/07/2021
A-H-0501	2	Building H - Hall & Cola - Elevations	09/07/2021
A-H-0601	2	Building H - Hall & Cola - Sections	09/07/2021
A-O-0201	H	Building O - Existing & Demolition - Ground	08/06/2021
A-O-0202	I	Building O - Proposed - Ground	08/06/2021
A-O-0203	I	Building O - Proposed - Level 1	08/06/2021
A-O-0204	H	Building O - Proposed - Roof	08/06/2021
A-O-0501	H	Building O - Elevations - Sheet 1	08/06/2021
A-O-0502	H	Building O - Elevations - Sheet 2	08/06/2021

Landscape Plans prepared by *Black Beetle*			
Dwg No.	**Rev**	**Name of Plan**	**Date**
KHS LA CD 001	02	Cover Sheet	07/06/2021
KHS LA CD 101	02	General Arrangement Plan - Entry & Blg A	07/06/2021
KHS LA CD 102	02	General Arrangement Plan - Blg O	07/06/2021
KHS LA CD 103	02	General Arrangement Plan - Blg C	07/06/2021
KHS LA CD 104	02	General Arrangement Plan - Blg D & F	07/06/2021
KHS LA CD 301	02	Planting Plan - Entry & Blg A	07/06/2021
KHS LA CD 302	02	Planting Plan - Blg O	07/06/2021
KHS LA CD 303	02	Planting Plan - Blg C	07/06/2021
KHS LA CD 304	02	Planting Plan - Blg D & F	07/06/2021
KHS LA CD 305	01	Detail Planting Plans - Entry & Blg A	07/06/2021
KHS LA CD 306	01	Detail Planting Plan - Blg O	07/06/2021

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<table><tr><td>KHS LA CD 307</td><td>01</td><td>Detail Planting Plans - Carpark</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 308</td><td>01</td><td>Detail Planting Plans - Blg C</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 309</td><td>01</td><td>Detail Planting Plans - Blg D & F</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 401</td><td>02</td><td>Sections and Details 01</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 402</td><td>02</td><td>Sections and Details 02</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 403</td><td>02</td><td>Sections and Details 03</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 404</td><td>02</td><td>Sections and Details 04</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 405</td><td>02</td><td>Sections and Details 05</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 501</td><td>02</td><td>Irrigation Extent Plan - Entry & Blg A</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 502</td><td>02</td><td>Irrigation Extent Plan - Blg O</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 503</td><td>02</td><td>Irrigation Extent Plan - Blg C</td><td>07/06/2021</td></tr><tr><td>KHS LA CD 504</td><td>02</td><td>Irrigation Extent Plan - Blg D & F</td><td>07/06/2021</td></tr></table>			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Letter from DPE to SINSW, SSD-8744305-PA-7, dated 17/02/2022 Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 9, 01/03/2022 Email from SINSW confirming submission of CTPMSP to DPE, 07/03/2022 Letter from DPE to SINSW, SSD-8744305-PA-7, dated 11/03/2022 Letter to DPE from SINSW dated 23 May 2022 advising that a review of strategies, plans and programs is taking place in accordance with Condition A34 Letter to DPE from SINSW dated 2 May 2022 submitting updated versions of the Construction Environmental Management Plan and Aboriginal Heritage Management Plan Letter to DPE from SINSW dated 5 May 2022 submitting updated versions of the Flood Emergency Response Plan No directions issued noting letter to SINSW from DPE dated 12th September 2022 detailing a Show Cause Alleged Breach of Section 4.2 EPA Act (related to findings from IA1). Letter to DPE from SINSW dated 26 September 2022 submitting response to Show Cause (related to findings from IA1).	No written directions received from DPE during audit period	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict		Noted. This audit assesses compliance with the current conditions. No conflicts identified.	Not triggered
Limit of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Letter INSW to DPE, DOC21/1323432, 14/12/2021	Works commenced on 20/12/2021, as notified by SINSW to DPE. Works ongoing in the current audit period	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 No directions issued since IA1 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	Part 6, Division 8A of the EP&A relates to prescribed conditions for: • Compliance with the BCA (Stage 1 Crown Certificate received) • Erection of signs (construction signage sighted – refer to C1) • Residential building work (not relevant) • Entertainment venues (not relevant) • Signage for max number of persons in venues (not relevant for construction) • Shoring and adjoining properties (no properties are adjoined to the Project).	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 01/03/2023	The auditees advised that there have been no disputes with any public authorities in relation to an applicable requirement in the approval (SSD-8744305) or relevant matter relating to the consent.	Not triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Refer to evidence sighted in relation to B5, B16 B17. B19, C27, and C28	Where required by the specific condition, consultation has been carried out prior to submission of the relevant documents for information or approval.	Compliant
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees, 01/03/2023	A staged approach to construction has not been proposed, therefore no Staging Report has been prepared. A staged approach to operations is planned, with the project in the process of preparing a Staging Report to address staged compliance with Part D and Part E conditions. Note: Target date for commencement of operation of Admin Building is August 2023.	Not triggered
A10	A Staging Report prepared in accordance with condition A9 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be	Refer to A9.	Refer to A9.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Refer to A9.	Refer to A9.	Not triggered
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.	Refer to A9.	Refer to A9.	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 7, 27/01/2022 Letter from SINSW to DPE, DOC21/1311221, dated 10/02/2022 DPE lodgement record, SSD-8744305-PA-7, 09/02/2022 Letter from DPE to SINSW dated 11/03/2022 acknowledging receipt of the revised Construction Traffic and Pedestrian Management Sub-plan Letter from DPE to SINSW dated 19/05/2022 acknowledging receipt of revised Flood Emergency Response Plan The following plans were updated during the audit period: • Construction Environmental Management Plan (CEMP) Rev 6 (Jan 2023) • Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 11 (Jan 2023) • Construction Noise and Vibration Management Plan (CNVMP) Rev 5 (Jan 2023) • Construction Waste Management Plan (CWMP) Rev 3 (Jan 2023) • Construction Soil and Water Management Plan (CSWMP) Rev 4 (Jan 2023) • Construction Worker Transport Strategy (CWTS) Rev 2 (Jan 2023)	In line with A13 (c), updates were made to the following plans: • CEMP Rev 6 (Jan 2023) • CTPMSP Rev 11 (Jan 2023) • CNVMP Rev 5 (Jan 2023) • CWMP Rev 3 (Jan 2023) • CSWMP Rev 4 (Jan 2023) • CWTS Rev 2 (Jan 2023) To date, the Project has not proposed the staged preparation and submission of a strategy, plan, or program required by this consent. Similarly, the Project has not proposed to combine any strategy, plan, or program required by this consent.	Compliant
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.	Letter from SINSW to DPE, dated 20 January 2023 advising resubmission of CEMP and Sub Plans in accordance with Condition A35. Letter from DPE to SINSW, dated 6 February 2023 acknowledging receipt of the revised CEMP Revision	Letter from DPE to SINSW, dated 6 February 2023 acknowledging receipt of the revised CEMP Revision dated 6 January 2023, and related sub-plans under condition A35 of SSD_8744305	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		dated 6 January 2023, and related sub-plans under condition A35 of SSD_8744305.		
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-high-school-upgrade.html#category-reports	Changes to management plans in A14 relatively minor and consultation not required.	Not triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing	Updated plans available on project website	Evidence collected during this audit indicates revised plans are being implemented	Compliant
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. *Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Design Certificate – COLA Structure (SSDA), ACOR Consultants, 10/12/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	The Certifier has verified that the works to date are consistent with the approved design having issued two Crown Certificates. Four Crown Certificates are proposed to be issued over the course of the project. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	The Certifier has verified that the design meets the requirements of the BCA. Stage 1 Crown Certificate (CRO-21085) references Installation Statement for external walls and finishes, prepared by Richard Crookes Construction. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition	Compliant
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	Stage 1 Crown Certificate (CRO-21085) references Installation Statement for external walls and finishes, prepared by Richard Crookes Construction. The auditees stated that no variations have been made to the external colours, materials and finishes of the buildings noted in the approved plans referenced in Condition A2. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Design and Construction for Bush Fire				
A20	The development must be undertaken in accordance with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021.	Bushfire Assessment Report SSD-8744305, Cool Burn Fire and Ecology, v1.2, 21/07/2021 Drawing – Hydraulic Services Proposed Site Plan, ACOR Consultants, KHS-H10.01, 06/09/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	Recommendations relating to water are addressed in the Hydraulic Services drawing provided, including provision of a new 72,000 litre water storage tank, new hydrants, booster valve and pumping infrastructure, and acknowledgement of requirement to comply with AS2419-2005. The auditees also advised that the landscape design is still in development and that a Vegetation Management Plan will be prepared at a later stage that will address the recommendations relating to APZ and landscaping. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Design and construction for Flood risk				
A21	The development must be undertaken in accordance with the recommendations of the Flooding Assessment Phase 2 prepared by GHD dated April 2021 and in accordance with the letter prepared by GHD dated 13 August 2021.	SINSW01427-20 - Kingscliff High School Flooding Assessment Phase 2, GHD, April 2021 Letter GHD to MBB Group, 13/08/2021 Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 3.0, 03/05/2022 Bickerton Masters letter to PCA dated 6/12/21	Refer to evidence cited, as well as A22, below. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition	Compliant
A22	Building O must have a minimum finished floor level of 5.85 AHD.	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Design Statement letter from Bickerton Masters, dated 06/12/2021: Drawing KHS-A-0-0202 Drawings sighted (minimum level 6.48 shown) Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023 RCC Email dated 15/3/23 plus attached plans from Jason Cooke to auditor regarding Building O floor levels	The auditees advised that the Building O FFL is 6.500 which complies with this requirement	Compliant
A23	The extension to Building A must be constructed with flood compatible materials and fittings below the estimated 100-year flood level of 7.44m AHD.	Drawings, Building A – Administration – Wall Sections, KHS-A-A-0701 (Rev 3); KHS-A-A-0702 (Rev 2); KHS-A-A-0703 (Rev 2) Structural Design Certification letter – Building A Admin, Building G, Building O, Building H and COLA structure, pump house structure and Building C refurbishment work (excluding library building), ACOR Consultants, BR210028, dated 22/11/2021	The Building A drawings provided show ground level is at 7.010m AHD. The Structural Design Certification letter provided by ACOR Consultants confirms the following: "Building A - Admin has been designed to the requirements of SSD-8744305 item A23 and the ABCB Construction of Buildings in Flood Hazard Areas relating to the clause C2.8, confirming that the structural materials within the 1 in 100 year flood level event of Building A Admin are suitable materials as designated in Appendix C of this guide." The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition	Compliant
Applicability of Guidelines				
A24	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.	CEMP and sub-plans (B15, B16, B17, B18, B19, B20, B21)	Noted. The project plans appear to reference the current versions of guidelines, protocols, Standards or policies.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A25	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, 01/03/2023	No written directions issued during audit period	Not triggered
Monitoring and Environmental Audits				
A26	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. *Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*	Interview with auditees, 01/03/2023	The relevant section of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained. No incidents or non-compliances were identified during the audit period. This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements	Compliant
Access to Information				
A27	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	SINSW Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-high-school-upgrade.html#category-reports DPE Planning Portal website: https://www.planningportal.nsw.gov.au/major-projects/projects/upgrades-kingscliff-high-school	Relevant documents required under A27 are available on the SINSW Project website, as follows: i. and ii. – Link included to the NSW Planning Portal page for the Project iii. – Access provided to approved strategies, plans and programs required under the conditions of this consent. Noted that updated version of CTPMSP has noted been uploaded to the website. iv. Appendix A of CNVMP includes noise monitoring conducted in November - December 2022. v. Noise monitoring undertaken in December 2023 included as appendix in Rev 5 of CNVMP available on project website vi. Last Project Update and Works Notification is for Nov 2022 respectively. vii. The website includes an enquiry form under 'Get involved' link. The project phone number (1300 482 651) is available in the works notifications and in the Community Communication Strategy. viii. – Complaints Register for Feb 2023 available on website (no complaints reported to date). ix. – IA1 & IA2 reports and proponent responses available on website x. – Not triggered Whilst the CEMP and Sub-Plans are not required to be approved (and subsequently uploaded to the Project website under A27(a)(iii)), latest versions of the plans have been uploaded to the website.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Compliance				
A28	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, 20/07/2022 Workers Inducted Report, 01/06/2021 to 07/03/2022 (267 workers inducted for both Kingscliff High School and Kingscliff Public School projects) Aconex correspondence to MMB Group and SINSW, RCC-TRANSMIT-000401, 08/11/2021 Aconex correspondence to Richard Crookes Constructions (internal), RCC-TRANSMIT-000399, 08/11/2021 Aconex correspondence to subcontractors, RCC-TRANSMIT-000400, 08/11/2021	The current Site Induction includes requirements detailed in the conditions of this consent. Evidence provided of key Project personnel being made aware of their responsibilities in relation to compliance the conditions of this consent. Ongoing evidence in Hammertech Reports, 1/1/23 - 28/2/23 excel spreadsheet indicate 150 people inducted over that period.	Compliant
Incident Notification, Reporting and Response				
A29	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, 01/03/2023	The auditees advised that no incidents have been reported on the Project during the audit period.	Not triggered
A30	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Refer to A29.	Refer to A29.	Not triggered
Non-Compliance Notification				
A31	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Non compliances notified to DPE in relation to B13, B35 & C9 on 9 May 2022 in response to findings of IA1 Report which was finalised on 4 May 2022 Subsequent information also emailed to DPE on 3/8/22 in response to RFI from DPE Separate notification of non-compliance with C9 made on 10/8/22 Letter from SINSW to DPE dated 08/09/22 advising notification of Non-Compliance in accordance with Condition A31 and A32 for information (related to findings of IA2 audit). Email from DPE confirming Post Approval Document Received SSD – 8744305-PA-16	Non-compliances identified in the IA2 report were reported to DPE within 7 days of the finalisation of the Report.	Compliant
A32	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.	Refer to A31.	All of the notifications that were made to DPE include the information required by this condition	Compliant
A33	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		No incidents were reported during the audit period	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Revision of Strategies, Plans and Programs				
A34	Within three months of: f) the submission of a compliance report under condition A37; g) the submission of an incident report under condition A30; h) the submission of an Independent Audit under condition C37 or C38; i) the approval of any modification of the conditions of this consent; or j) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Letter from DPE to SINSW, SSD-8744305-PA-7, dated 17/02/2022 Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 9, 01/03/2022 Email from SINSW confirming submission of CTPMSP to DPE, 07/03/2022 Letter from DPE to SINSW, SSD-8744305-PA-7, dated 11/03/2022 Letter from SINSW to DPE dated 23/05/22 advising that review of strategies, plans and programs is being undertaken IA1 Audit Report dated 04/05/22 IA2 Audit Report dated 21/10/2022 Letter from SINSW to DPE dated 07/11/22 advising that review of strategies, plans and programs is being undertaken The following plans were updated during the audit period: • Construction Environmental Management Plan (CEMP) Rev 6 (Jan 2023) • Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 11 (Jan 2023) • Construction Noise and Vibration Management Plan (CNVMP) Rev 5 (Jan 2023) • Construction Waste Management Plan (CWMP) Rev 3 (Jan 2023) • Construction Soil and Water Management Plan (CSWMP) Rev 4 (Jan 2023) • Construction Worker Transport Strategy (CWTS) Rev 2 (Jan 2023)	The auditees advised that no compliance reports (A37) or incident reports (A30) were submitted during the audit period. This is the third Independent Audit (IA3) to be conducted for the Project (C37, C38). The Department and Certifier were notified of a review of the plans being undertaken following IA2 within the required timeframe and the plans were updated in Jan 2023 as evidenced by the updated plans on the project website	Compliant
A35	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. *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.*	Letter from DPE to SINSW, SSD-8744305-PA-7, dated 17/02/2022 Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 9, 01/03/2022 Email from SINSW confirming submission of CTPMSP to DPE, 07/03/2022 Letter from DPE to SINSW, SSD-8744305-PA-7, dated 11/03/2022 Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002146, 07/03/2022	During the IA3 audit period it has not been necessary to further revise the plans other than as identified in A34 above.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter from SINSW to DPE, dated 20 January 2023 advising resubmission of CEMP and Sub Plans in accordance with Condition A35. Letter from DPE to SINSW, dated 6 February 2023 acknowledging receipt of the revised CEMP Revision dated 6 January 2023, and related sub-plans under condition A35 of SSD_8744305. The following plans were updated during the audit period: • Construction Environmental Management Plan (CEMP) Rev 6 (Jan 2023) • Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 11 (Jan 2023) • Construction Noise and Vibration Management Plan (CNVMP) Rev 5 (Jan 2023) • Construction Waste Management Plan (CWMP) Rev 3 (Jan 2023) • Construction Soil and Water Management Plan (CSWMP) Rev 4 (Jan 2023) • Construction Worker Transport Strategy (CWTS) Rev 2 (Jan 2023)		
Compliance Reporting				
A36	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting Post Approval Requirements (2020) Letter INSW to DPE, DOC21/1323432, 14/12/2021	Compliance reporting is not triggered until the operational phase of the Project, in line with the CRPAR (2020). The Project is currently in the construction phase.	Not triggered
A37	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.	Refer to A36.	Refer to A36.	Not triggered
A38	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Refer to A36.	Refer to A36.	Not triggered
A39	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.	Refer to A36.	Refer to A36.	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter SINSW to DPE, DOC21/1323432, 14/12/2021	Works commenced on 20/12/2021, as notified by SINSW to DPE.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		As noted for A9, above, staging is proposed for the operations phase of the Project, but not for construction. Operations (Building A only) is not scheduled to commence until August 2023, therefore notification under B2 is not required.	Not triggered
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Structural Design Certification letter – Building A Admin, Building G, Building O, Building H and COLA structure, pump house structure and Building C refurbishment work (excluding library building), ACOR Consultants, BR210028, dated 22/11/2021 Structural Design Certification letter – Building O (CAPA), ACOR Consultants, BR210028, 10/03/2022 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	Structural design certification has been issued by ACOR Consultants and referenced in Crown Certificate 1. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021 Aconex correspondence from Certifier (BM+G) to MBB Group, BM+G-GCOR-000066, 20/12/2021 Letter from SINSW to DPE, DOC21/1342370, dated 20/12/2021 DPE lodgement record, SSD-8744305-PA-6, dated 21/12/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022	Stage 1 Crown Certificate (CRO-21085) references Installation Statement for external walls and finishes, prepared by Richard Crookes Construction. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition. No change reported during the IA3 period.	Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Pre-construction Dilapidation Report: Public Infrastructure to Kingscliff High School – Oxford Street, RCC, KHS.01, dated 06/12/2021 Email from RCC to Tweed Shire Council, dated 06/12/2021 Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002380, 10/12/2021	A public infrastructure dilapidation report has been prepared and evidence of consultation with Tweed Shire Council and Endeavour Energy provided. The report has been provided to the Certifier and Council (who is the asset owner). The auditees advised that the Planning Secretary has not requested a copy of the Pre-Construction Dilapidation Reports. No change reported during the IA3 period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B6	Prior to the commencement of construction, details from a structural engineer are to be submitted to the Certifier for all retaining walls, footings or structures within the zone of influence of the sewer main or other underground infrastructure, including a certificate of sufficiency of design.	Structural Design Certification letter – Building A Admin, Building G, Building O, Building H and COLA structure, pump house structure and Building C refurbishment work (excluding library building), ACOR Consultants, BR210028, dated 22/11/2021 Structural Design Certification letter – Building O (CAPA), ACOR Consultants, BR210028, 10/03/2022 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	Structural design certification has been issued by ACOR Consultants and referenced in Crown Certificate 1, issued prior to commencement of construction. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Pre-Construction Survey – residential Properties				
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Letter from ACOR Consultants to Richard Crookes Construction re: Requirement for Building Condition Report on Adjacent Neighbour Structures, dated 26/10/2021 Letters of offer for pre-construction property inspection from SINSW to neighbouring residents (5 properties), dated 02/12/2021 Pre-construction Survey Report – 8 Cambridge Court, Kingscliff, Childs Property Inspections, 2312035D, 13/12/2021 Pre-construction Survey Report – 6 Cambridge Court, Kingscliff, Childs Property Inspections, 2312036D, 13/12/2021 Pre-construction Survey Report – 2 Cambridge Court, Kingscliff, Childs Property Inspections, 2312051Ds, 13/12/2021	Letter from structural engineer, ACOR Consultants, concludes that the nine residential properties adjacent to the Project site would not require a record of building condition, given the distance of the Project works from the properties and the type of footings that have been specified. Despite this, letters offering pre-construction property inspection were sent to the five closest neighbouring residential properties on the northern boundary of the Project site. Three properties accepted the offer for a pre-construction survey, which have been completed. No change reported during the IA3 period.	Compliant
B8	Where the offer for a pre-construction survey is accepted (as required by condition B7), 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.	Pre-construction Survey Report – 8 Cambridge Court, Kingscliff, Childs Property Inspections, 2312035D, 13/12/2021 Pre-construction Survey Report – 6 Cambridge Court, Kingscliff, Childs Property Inspections, 2312036D, 13/12/2021 Pre-construction Survey Report – 2 Cambridge Court, Kingscliff, Childs Property Inspections, 2312051Ds, 13/12/2021	Three properties accepted the offer for a pre-construction survey, which were conducted by Childs Property Inspections and documented in the referenced reports. The survey inspections were completed prior to the commencement of construction. The pre-construction survey reports note the following details: *This inspection was carried out by Gavin Childs* *Accreditation Number 02362* *Building Consultant Licence BC 916* *Childs Property Inspections Building Consultant Company Licence BC 981* No change reported during the IA3 period.	Compliant
B9	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must: a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;	Pre construction survey report provided to Certifier on 30/12/22 via Aconex Copies of reports provided to residences at 2, 6 & 8 Cambridge Close sighted	The Project has not yet commenced vibration generating works that could impact on the buildings surveyed.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested		The auditee advised that the Pre-Construction Survey Reports being provided to the owner of each of the residential buildings surveyed via letterbox drop. The auditees also advised that the Planning Secretary has not requested a copy of the Pre-Construction Survey Reports. The Pre-Construction Survey Reports have been provided to the Certifier and affected residents prior to commencement of vibration generating works that could impact on the buildings surveyed.	
Community Communication Strategy				
B10	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: a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Community Communication Strategy – Kingscliff High School, SINSW, December 2021 DPE lodgement record, SSD-8744305-PA-5, 16/12/2021	The Community Communication Strategy was submitted to the Planning Secretary greater than 48 hours before commencement of construction. Inclusion of content in line with B10 is demonstrated in Table 1 of the Community Communication Strategy. IA3 Update: CCS currently under review by SINSW.	Compliant
Ecological Sustainable Development				
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or b) seeking approval from the Planning Secretary for an alternative certification process	Green Star Registration record, 07/10/2021 Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002380, 22/11/2021	Project has registered for a Green Star Design & As Built v1.3 rating. Confirmation of registration was submitted to the Certifier on 22/11/2021 (i.e. prior to commencement of construction). IA3 Update: No change reported during audit period.	Compliant
Outdoor lighting				
B12	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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.	Interview with auditees, 01/03/2023	The auditees advised that the lighting design is not yet finalised and construction of these has not yet commenced. IA3 Update: No change reported during audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Demolition				
B13	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.	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Demolition Management Plan Kingscliff High School, PF 879, Demex, Rev 3.0, 13/10/2021 Compliance Statement – Demolition, Demex, 01/12/2021 DPE lodgement record, SSD-8744305-PA-6, 21/12/2021 Interview with auditees, 01/03/2023	Records show that the demolition work plans were submitted to the Department on 21/12/2021, which was one day after the commencement of construction (20/12/2021, as notified by INSW to DPE under B1). IA3 Update: Demolition of Administration Courtyard structures (bricks, steps and stairs occurred during audit period under existing demolition plans by same contractor (Demex).	Compliant
Environmental Management Plan Requirements				
B14	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). *Note:* • *The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval* • *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, 09/12/2021	The CEMP and sub-plans have been prepared and were revised following IA2 giving regard to the Guideline where specifics are required by the consent. IA3 Update: No change during audit period.	Compliant
Construction Environmental Management Plan				
B15	Prior to the commencement of construction, the Applicant must submit a **Construction Environmental Management Plan (CEMP)** to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: a) Details of:	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 6, January 2023 DPE lodgement record, SSD-8744305-PA-4, 16/12/2021	The CEMP has been generally prepared in line with the requirements of B15, as referenced below.	Compliant
	i. hours of work;		Addressed in section 1.2 of the CEMP.	
	ii. 24-hour contact details of site manager;		Addressed in section 1.3 of the CEMP.	
	iii. management of dust and odour to protect the amenity of the neighbourhood;		Addressed in section 2 of the CEMP.	
	iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		Addressed in section 3 of the CEMP.	
	v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B10;		Addressed in section 4 of the CEMP.	
	b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;		Addressed in section 6 of the CEMP (and section 4.3.2 of the Aboriginal Cultural Heritage Management Plan (ACHMP)).	
	c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;		Addressed in section 6 of the CEMP (and section 4.3.2 of the Aboriginal Cultural Heritage Management Plan (ACHMP)).	
	d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);		Addressed in section 7 of the CEMP and the CTPMSP (see B16).	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) Construction Noise and Vibration Management Sub-Plan (see condition B17);		Addressed in section 8 of the CEMP and the CNVMSP (see B17).	
	f) Construction Waste Management Sub-Plan (see condition B18);		Addressed in section 9 of the CEMP and the CWMSP (see B18).	
	g) Construction Soil and Water Management Sub-Plan (see condition B19);		Addressed in section 10 of the CEMP and the CSWMSP (see B19).	
	h) Biodiversity Management Sub-Plan (see condition B20); and		Addressed in section 11 of the CEMP and the BMSP (see 20).	
	i) Flood Emergency Response (see condition B21);		Addressed in section 12 of the CEMP and the FERSP (see B21).	
B16	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:	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 11, 06/01/2023	As discussed under A3, A13, and A14, a written direction was issued by the Department to SINSW in relation to submission of a revision to the Project's Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP). The direction included a request for provision of additional information/clarification in response to a number of comments raised by the Department. The CTPMSP was subsequently updated to address the comments raised and reissued on 07/03/2022 (which is within 6 weeks of the review). The revised CTPMSP has been accepted by the Department. The revised CTPMSP was provided to the Certifier on 07/03/2022 (which is within 6 weeks of the review).	Compliant
	a) be prepared by a suitably qualified and experienced person(s);		Addressed on the cover page and in Appendix K 'Certificates and competencies' in the CTPMSP.	
	b) be prepared in consultation with Council and TfNSW;		Addressed in Appendix L of the CTPMSP.	
	c) detail: 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;		Addressed in sections 12 of the CTPMSP.	
	ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;		Addressed in section 12.25 of the CTPMSP.	
	iii. detail heavy vehicle routes, access and parking arrangements;		Addressed in section 12.18 of the CTPMSP.	
	iv. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and		Addressed in Appendix B 'Traffic Guidance Schemes' of the CTPMSP.	
	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);		Addressed in Appendix B 'Traffic Guidance Schemes' of the CTPMSP.	
	vi. measures to prohibit construction access through Council's land to the east of the site (Lot 66 DP858466); and		Addressed in section 12.13 of the CTPMSP.	
	vii. measures to minimise truck movements between 7:45am to 9am and 2pm to 3:45pm		Addressed in section 12.18 of the CTPMSP. IA3 Update CTPMSP updated to Rev 11 during audit period	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B17	The **Construction Noise and Vibration Management Sub-Plan** must address, but not be limited to, the following:	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023	The CNVMP has been generally prepared in accordance with B17, as referenced below.	Compliant
	a) be prepared by a suitably qualified and experienced noise expert;		Addressed in Appendix A 'Consultant Qualification' of the CNVMSP.	
	b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);		Addressed in sections 5 and 7 of the CNVMSP.	
	c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Addressed in section 7 of the CNVMSP.	
	d) include strategies that have been developed with the community for managing high noise generating works;		Addressed in section 7 of the CNVMSP.	
	e) describe the community consultation undertaken to develop the strategies in condition B17(d);		Addressed in section 7 of the CNVMSP.	
	f) include a complaints management system that would be implemented for the duration of the construction; and		Addressed in section 7 of the CNVMSP.	
	g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.		Addressed in section 7 of the CNVMSP. IA3 Update CNVMP updated to Rev 5 during audit period	
B18	The **Construction Waste Management Sub-Plan (CWMSP)** must address, but not be limited to, the procedures for the management of waste including the following:	Construction Waste Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, January 2023	The CWMSP has been generally prepared in accordance with B18, as referenced below.	Compliant
	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;		Addressed in section 5 of the CWMSP.	
	b) information regarding the recycling and disposal locations; and		Addressed in section 5.5 of the CWMSP.	
	c) confirmation of the contamination status of the development areas of the site based on the validation results		No contaminated material identified prior to commencement of construction; unexpected finds protocol being implemented. IA3 Update CWMP updated to Rev 3 during audit period	
B19	The Applicant must prepare a **Construction Soil and Water Management Sub-Plan (CSWMSP)** and the plan must address, but not be limited to the following:	Construction Soil and Water Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 4, 6/1/2023	The CSWMSP has been generally prepared in accordance with B19, as referenced below.	Compliant
	a) be prepared by a suitably qualified expert, in consultation with Council;		Addressed in Appendix D 'Consultant Qualification' of the CSWMP.	
	b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		Addressed in Appendix A 'ESCP Drawing' of the CSWMP.	
	c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';		Addressed in section 6.1 of the CSWMP.	
	d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas;		Addressed in Appendix C 'Acid Sulphate Soils Management Plan Excerpt (Douglas Partners, 2021)' of the CSWMP.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);		Addressed in Appendix A 'ESCP Drawing' of the CSWMP.	
	f) detail all off-site flows from the site; and		Addressed in section 4-6 of the CSWMP.	
	g) 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		Addressed in section 6.3 and Appendix A 'ESCP Drawing' of the CSWMP. IA3 Update CSWMP updated to Rev 4 during audit period	
B20	The **Biodiversity Management Sub-Plan (BMSP)** must address, but not be limited to, the following:	Biodiversity Management Sub-Plan – Kingscliff High School Upgrade, Kleinfelder, Rev 2.0, 09/12/2021 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 DPE lodgement record, SSD-8744305-PA-4, 16/12/2021 Pre-Clearing Report, Annika Hallinan, 11/03/2022 Email Correspondence re Bush Curlew nest on site, 15/01/2023	The BMSP has been generally prepared in accordance with B20, as referenced below.	Compliant
	a) be prepared by a suitably qualified and experienced person/s;		Addressed in Appendix A 'Kevin Wormington CV' of the BMSP.	
	b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report prepared by Kleinfelder, dated 15 April 2021 and the Bush Stone-curlew Management Plan prepared by Kleinfelder, dated 5 August 2021 and set out how these areas will be protected from construction impacts;		Addressed in section 3 of the BMSP.	
	c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.		Addressed in section 3 of the BMSP. IA3 Update No change reported during audit period	
B21	The **Flood Emergency Response Sub-Plan (FERSP)** must address, but not be limited to, the following:	Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 2.0, 02/12/2021 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 DPE lodgement record, SSD-8744305-PA-4, 16/12/2021 Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 3.0, 03/05/22 Letter from DPE to SINSW dated 19/05/22 advising receipt of Rev 3 0f the FERP	The FERSP has been generally prepared in accordance with B21, as referenced below.	Compliant
	a) be prepared by a suitably qualified and experienced person(s);		Addressed in Appendix 1 'Curriculum Vitae' of the FERSP.	
	b) address the provisions of the Floodplain Risk Management Guidelines (EESG);		Addressed in sections 2 through 6 of the FERSP.	
	c) include details of		-	
	i. the flood emergency responses for both construction phases of the development;		Addressed in section 6 of the FERSP.	
	ii. predicted flood levels;		Addressed in sections 4.4, 4.5 and 5.2 of the FERSP.	
	iii. flood warning time and flood notification;		Addressed in section 5.3 and 5.4 of the FERSP.	
	iv. assembly points and evacuation routes;		Addressed in sections 5 and 6 of the FERSP.	
	v. evacuation and refuge protocols; and		Addressed in section 6 of the FERSP.	
	vi. awareness training for employees and contractors, and users/visitors.		Addressed in Appendix 1 Curriculum Vitae' of the FERSP. IA3 Update No change reported during audit period	
B22	A **Driver Code of Conduct** must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network;	Kingscliff High School Driver Code of Conduct, Richard Crookes Construction Delivery driver induction checklist and sign off – hard copies kept onsite (photos provided by RCC)	A Drive Code of Conduct has been prepared for the Project in line with B22. Evidence provided by RCC shows that this Code of Conduct is being communicated with delivery drivers on the Project. IA3 Update: No change reported during audit period. Included within CTMP.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.			
Construction Parking				
B23	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. The Strategy must include arrangements to prohibit workers using the informal path through the adjacent Council land to Cudgen Foreshore Park. A copy of the strategy must be provided to the Planning Secretary for information.	Kingscliff High School Construction Worker Transport Strategy, Richard Crookes Construction, Rev 2 January 2023 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Letter from SINSW to DPE, DOC21/1266283, 30/11/2021 DPE lodgement record, SSD-8744305-PA-2, 30/11/2021	Worker parking provisions are detailed in Section 2 of the Construction Worker Transportation Strategy, and alternate transport suggestions are provided in Section 4. Restrictions on the use of the informal path through the adjacent Council land to Cudgen Foreshore Park is discussed in Section 4. Signage was observed installed at the entrance to this path stating “NO WORKERS PAST THIS POINT” (see site photos in Appendix D). IA3 Update: The CWTS was updated to Rev. 2 during audit period.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B24	Prior to installation of mechanical plant and equipment: a) a detailed assessment of mechanical plant and equipment demonstrating compliance with the relevant project specific noise criteria as recommended in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works must be undertaken by a suitably qualified person; and 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 project specific noise criteria identified in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works.	Interview with auditees, 01/03/2023	Installation of mechanical plant and equipment is yet to commence. IA3 Update: No change reported during audit period.	Not triggered
Landscaping				
B25	Prior to the commencement of landscaping works, the Applicant must submit a revised **Landscape Plan** to the Certifier. The plan must be generally consistent with the plan submitted with the Response to Submissions but amended to: a) incorporate additional plants of local species as follows: i. a minimum of 80% locally occurring Australian native species and maximum of 20% non-locally occurring Australian native species to apply to all trees; ii. a minimum of 80% locally occurring Australian native species and maximum of 20% Australian native or exotic species to apply to other plants (shrubs, ground cover and similar); and iii. no environmental weed species; b) reflect any changes required to accommodate water quality measures proposed around the reconfigured car park; and c) comply with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021	Interview with auditees, 01/03/2023	Landscaping works are yet to commence. IA3 Update: No change reported during audit period.	Not triggered
Operational Waste Storage and Processing				
B26	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	Interview with auditees, 01/03/2023	Construction of waste storage and processing areas is yet to commence.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a hot and cold water supply with a hose through a centralised mixing valve; d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.		IA3 Update: No change reported during audit period.	
Intersection upgrade works				
B27	Prior to the commencement of construction of intersection upgrade works, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority for upgrades to the intersection of Cudgen Road/Oxford Street/McPhail Avenue to provide new right hand turning bays on Cudgen Road leading to Oxford Street and on Oxford Street leading into Cudgen Road/McPhail Avenue generally in accordance with the proposals set out in the Response to Submissions. *Note:* • *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.* • *All costs associated with the proposed road and pathway upgrade works must be borne by the Applicant.* • *• 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.*	Interview with auditees, 01/03/2023	Construction of intersection upgrade works is yet to commence. IA3 Update: No change reported during audit period.	Not triggered
Oxford Street Signposting and Line Marking				
B28	Prior to commencement of line marking or street sign works on Oxford Street, the Applicant must submit plans and specifications to the satisfaction of the relevant road authority. The plans and specifications must be submitted to the Planning Secretary for information and include the proposed line marking and sign posting works on Oxford Street to provide three additional parking spaces and delineate drop-off/pick-up spaces generally in accordance with the Response to Submissions. *Note:* • *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.* • *All costs associated with the proposed road and pathway upgrade works must be borne by the Applicant.* • *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.*	Interview with auditees, 01/03/2023	Line marking and street sign works on Oxford Street are yet to commence. IA3 Update: No change reported during audit period.	Not triggered
Pedestrian Infrastructure Works				
B29	Prior to the commencement of construction of pedestrian infrastructure upgrades, the Applicant must submit plans and specifications to the satisfaction of the relevant road authority for proposed pedestrian infrastructure upgrade works and provide a copy to the Planning Secretary for information. The works must include the proposed	Interview with auditees, 01/03/2023	Construction of pedestrian infrastructure upgrades is yet to commence. IA3 Update: No change reported during audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	works described as items D1 to D7 in the Traffic and Transport Impact Assessment prepared by Bitzios dated 26 August 2021. *Note:* • *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.* • *All costs associated with the proposed road and pathway upgrade works must be borne by the Applicant.* • *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*			
Operations Access, Car Parking and Service Vehicle Arrangements				
B30	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: a) a minimum of 99 on-site car parking spaces on site for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Interview with auditees, 01/03/2023	Construction of operational parking and access facilities is yet to commence. IA3 Update: No change reported during the audit period.	Not triggered
Utilities, Services and Stormwater				
B31	Within six months of the commencement of construction or other timeframe agreed in writing 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: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the RtS; c) be in accordance with applicable Australian Standards; d) incorporate water quality treatment measures to the reconfigured car park; e) be prepared to the satisfaction of Council; and f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Civil Design Certification letter, ACOR Consultants, BR210028, dated 21/09/2021 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Email correspondence with Tweed Shire Council, between September 2021 and February 2022 Aconex correspondence from Certifier (BM+G) to RCC, BM+G-GCOR-000147, 10/08/2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023	Civil Design Certification, including stormwater drainage drawings, including in Crown Certificate (Stage 1). Evidence of consultation with Tweed Shire Council provided. IA3 Update: No change reported during audit period.	Compliant
B32	Prior to the commencement of works that involve any connection of a private stormwater drain to a public stormwater drain, approval for the works must obtained from Council / the Water Supply Authority. *Notes:* • *Council advises that a detailed Erosion and Sediment Control Plan prepared in accordance with Tweed Shire Council Section D7.07 of Development Design Specification D7 - Stormwater Quality is required to be submitted with a stormwater drainage application.* • *Council advises that a detailed Stormwater Management Plan (SWMP) for any permanent stormwater quality treatment is required to be prepared and be in accordance with Section D7.07 of Councils Development Design Specification D7 - Stormwater Quality*	Stormwater Drainage Works Application No. SWD21/0523 Email correspondence with Tweed Shire Council, between September 2021 and February 2022 Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002485, 01/12/2021 Tweed Council section 68 approval dated 22/3/22. See Council approval in folder. Interview with auditees, 01/03/2023	Section 68 permit approved by Tweed Shire Council. IA3 Update: No change reported during audit period.	Compliant
B33	If the development is likely to disturb or impact upon water or sewer infrastructure (e.g.: extending, relocating or lowering of pipeline), written confirmation from the	Tweed Council section 68 approval dated 22/3/22 Interview with auditees, 01/03/2023	Section 68 permit approved by Tweed Shire Council. IA3 Update: No change reported during audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	service provider that they have agreed to the proposed works must be submitted to the Certifier prior to the commencement of those works.			
B34	Prior to the commencement of construction, the Applicant is required to accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and the Certifier advised of its location and depth prior to commencing works and ensure there shall be no conflict between the proposed development and existing infrastructure. *Notes:* • *Council advises that:* ○ *applications for works that disturb or impact upon water or sewer infrastructure should be submitted as one package using Council's standard Section 68 Application form accompanied by the required attachments and the prescribed fee. The arrangements and costs associated with any adjustment to water and wastewater infrastructure shall be borne in full by the applicant/developer.* ○ *any structures within the vicinity of the existing sewer (including bulk earthworks and proposed carpark) or any proposed sewer diversions must comply with Tweed Shire Council Development Design Specification D15 – Work in Proximity and TSC Development Design Specification D12 Sewerage System.* ○ *a Sewer Management Plan and Construction Management Plan is required to be approved by Council prior to issue of an approval for works that disturb or impact upon water or sewer infrastructure. The Sewer Management Plan shall ensure that the adjacent trunk sewer infrastructure remains protected at all times during construction. The Construction Management Plan shall mitigate any effects on the adjacent sewer infrastructure from the construction of earthworks, civil and building works, including impacts any vibrations and/or heavy machinery. The plan shall also include details on any sewer diversion or bypass works including emergency response provisions in maintaining live sewer flows.* ○ *any premises proposing to discharge wastewater into Council's sewerage system other than domestic sewage, is required to submit to Council a completed Liquid Trade Waste Application for a Liquid Trade Waste Services Agreement. The Application is to be approved by the General Manager or his delegate prior to the commencement of works to discharge to Council's sewerage system.* ○ *an approved pre-treatment device (e.g. grease arrestor, oil separator, basket traps) must be installed in accordance with Tweed Shire Council's Policy - Discharge of Liquid Trade Waste to the Sewerage System Submission of detailed hydraulic plans and specifications indicating the size, type and location of pre-treatment devices and full details of drainage installations in accordance with AS 3500 shall be submitted to Council for approval along with a Liquid Trade Waste Application Form and all required information required therein. Three copies of detailed hydraulic plans shall be submitted with all Liquid Trade Waste Applications indicating the size, type and location of pre-treatment devices. All plumbing and drainage installations to these devices must comply with AS3500.* ○ *a Section 306 application under the Water Management Act 2000 will need to be lodged prior to the commencement of works.*	Various reports regarding service identification, including from Downunder Locations Numerous subsurface infrastructure maps sighted	Evidence provided of extensive service location and identification work being conducted across the Project site, including potholing activities and preparatory works for trenching. IA3 Update: No change reported during audit period.	Compliant
Hazardous Materials Management Plan				
B35	Prior to the commencement of construction, the Applicant is required to submit a **Hazardous Materials Management Plan** to the Certifier. The report must: a) address the recommendations in the Hazardous Materials Survey for Kingscliff High School at 33 Oxford Street, Kingscliff prepared by Hazmat Services Pty Ltd, dated 31 March 2020 and Waste Management Plan for Kingscliff High School at 33 Oxford Street, Kingscliff prepared by HMC Environmental Consulting Pty Ltd dated March 2021; b) provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and	HMMP April 2022 Aconex dated 12/5/22 demonstrating submission of HMMP to Certifier Table 1 of HMMP demonstrates compliance with requirements of a-c	HMMP has been prepared and submitted to Certifier as per condition. The HMMP was reviewed but not updated during audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) comply with the relevant NSW Legislation, Codes and Practice and Australian Standards.			
Dewatering Management Plan				
B36	Prior to the commencement of construction, a **Dewatering Management Plan** is to be prepared by a suitably qualified and experienced person and submitted to the Certifier that: a) considers Council's Dewatering in the Tweed Guideline; b) meets the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018); c) includes site plans which indicate the extent of the excavation area and estimated zone of influence of the dewatering activity relative to any adjoining buildings together with an assessment of any impacts likely to occur to any adjoining buildings as a result of the dewatering activities; d) the location to be indicated on the site plan of the area that will be used for the positioning of any treatment tank or sedimentation pond on the site including any reserve area to be used for such purpose in the event of the need to additional treatment facilities to be incorporated on the site; e) details of the method of mechanical aeration to be used in the event that it is necessary to aerate the groundwater to achieve an acceptable Dissolved Oxygen level prior to the offsite discharge of groundwater and where this will be incorporated on the site; f) the provision of written advice from the operator of any onsite groundwater treatment system stating that the system to be used will be able to treat the groundwater to the required treatment level prior to discharge, including required detention times prior to discharge of the groundwater; and g) considers the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 33 Oxford Street, Kingscliff NSW 2487, dated July 2021 and prepared by Douglas Partners.	Kingscliff High School Dewatering Management Plan, Env Solutions, Rev 2, 02/12/2021 Letter from Certifier to MBB Group, dated 10/02/2022	Dewatering Management Plan was submitted on the 3/12/2021, as documented in letter from Certifier to MBB Group (dated 10/02/2022). IA3 Update: No change reported during audit period. The Dewatering Management Plan was reviewed but not updated.	Compliant
Contamination				
B37	Where demolition works to a building require the removal of building slab on ground, prior to the disturbance of the slab, the Applicant must conduct site investigations to confirm if the site is contaminated by organochloride pesticides and comply with the following requirements: a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the *Contaminated Land Management Act 1997* and Council's Pre-Demolition Testing Guideline; and b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme	Pre Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Pedicini) Interview with auditees, 01/03/2023	Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Pedicini) indicates that required testing was undertaken on 27/7/21 and that no OCP's were identified in the samples taken from under the slab. No slab required to be removed during demolition work in Admin A area during audit period.	Compliant
B38	Where site investigations undertaken under condition B37 have identified the presence of contamination from organochloride pesticides, the Applicant must prepare a Remediation Action Plan, which details a remediation strategy and includes an unexpected finds procedure. The Remediation Action Plan is to be approved by an EPA accredited Site Auditor. The unexpected finds procedure must be implemented throughout duration of project work	Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Pedicini) Interview with auditees, 01/03/2023	No OCPs identified in Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Pedicini) IA3 Update: No change reported during audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, 09/12/2021 Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Pedicini) No contaminants have been identified in soils on the site. HAZMAT register maintained for existing buildings and any works required on these will be managed in accordance with the HMMP Interview with auditees, 01/03/2023	Contamination to be managed in line with unexpected finds process included in Section 5 of the Project CEMP. IA3 Update: The auditees advised that no unexpected contamination finds have been identified on the Project to date.	Not triggered
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site inspection 01/03/2023	A site notice was observed displayed at the entry point to the construction site on Oxford Street (see site photos in Appendix D). The notice meets the requirements of C1.	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Equipment Induction – Excavator, Hammertech system output Site inspection and interview with auditees, 01/03/2023 Yellow stickers on plant to say ‘inducted’. Hammertech Equipment Induction Skid Steer Loader [Demolition]. Used by Demex.	The auditees provided example equipment induction records, which are recorded in the Hammertech system. Record includes initial plant induction checks, servicing requirements, and permits associated with the plant (e.g., excavation permits). IA3 Update: Hammertech system records continued to be maintained during audit period.	Compliant
Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	Demolition Management Plan Kingscliff High School, PF 879, Demex, Rev 3.0, 13/10/2021 Compliance Statement – Demolition, Demex, 01/12/2021 Interview and site inspection with auditees 1/03/2023	High Risk Workshop conducted on 17/02/2023 in relation to demolition works at Admin area. Hammertech Record and Photos of workshop sighted.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Hours				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, Jan 2023 Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, 23/05/2022 Interview and site inspection with auditees 1/03/2023	Hours of work are included in Section 6.3 of the CNVMSP and mentioned in the site induction and pre-start notice board. *Note: Complaints register includes complaint made regarding worker talking loudly prior to arriving on site before 7am on 29/11/22. This is not considered to be construction work per se. Hammertech Record of Toolbox undertaken in response to the complaint was sighted.*	Compliant
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, Jan 2023 Complaints Register February 2023 Interview with auditees 1/03/2023	Hours of work are included in Section 6.3 of the CNVMSP. The auditees advised that no out of hours works under C5 have been conducted during the audit period. IA3 Update: No OOHW reported during audit period. *Note: Complaint noted 29/11/22 via regarding worker talking loudly prior to 7am. Toolbox talk was conducted in response. Hammertech Record of Toolbox undertaken in response to the complaint was sighted.*	Not triggered
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 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 or his nominee if appropriate justification is provided for the works.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, Jan 2023 Interview with auditees, 01/03/2023	Hours of work are included in Section 6.3 of the CNVMSP. The auditees advised that no OOHW under C6 have been conducted during the audit period.	Not triggered
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.	Interview with auditees 1/03/2023	The auditees advised that no OOHW under C6 have been conducted during the audit period.	Not triggered
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.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, Jan 2023 Complaints Register February 2023 Interview with auditees 1/03/2023	Restrictions around when the Project can carry out high impact noise activities are addressed in Section 6.3 of the CNVMSP. The auditees advised that no high impact noise works, as described in C8, have been conducted on the Project to date. Screw piers have been used instead of driven piles.	Not triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	A review of selected mitigation measures from the following Sub-Plans was undertaken during the site inspection site inspection and interview with auditees on 1/03/23: • BMP Rev 1 (Dec 2021)	Regular weekly environmental inspection by contractor provides evidence of self-monitoring of environmental mitigation measures.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		• CEMP Rev 6 (Jan 2023) • CTPMSP Rev 11 (Jan 2023) • CNVMP Rev 5 (Jan 2023) • CWMP Rev 3 (Jan 2023) • CSWMP Rev 4 (Jan 2023) • CWTS Rev 2 (Jan 2023) Hammertech records for 24/2/2023 and 27/02/2023 Environmental Inspections Sighted.	The review of the implementation of selected measures from a number of sub-plans indicated overall compliance with this requirement. Details included against relevant CoA in this Appendix A and photo evidence in Appendix D	
Construction Traffic				
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 11, January 2023 Kingscliff High School Driver Code of Conduct, Richard Crookes Construction Site inspection 1/03/2023	No construction vehicles were observed outside of the Project site during the inspection. No complaints regarding construction vehicles have been received in relation to the Project to date.	Compliant
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Complaints Register, February 2023 Appendix D Site inspection, 01/03/2023	No advertising or graffiti was observed during the site inspection. No complaints have been received relating to advertising or graffiti on the Project.	Compliant
No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 11, January 2023 Complaints Register, February 2022 Site inspection 1/03/2023	No obstructions to the public way were observed during the site inspection. No complaints relating to public access have been received in relation to the Project to date.	Compliant
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, May 2022 Complaints Register, February 2023 Standard hours being implemented. No complaints to date regarding out of hours work Noise and vibration monitoring reports by Env Solutions dated 22/3/22, 14/4/22 and Noise Monitoring Compliance Report December 2022 (ENV Solutions)	Noise monitoring was undertaken in December 2023 as required under the CNVMP to assess compliance against the NMLs for the project. It is noted that the monitoring does not include an assessment against the Classroom Receivers in Table 9 and that it incorrectly assigns the highly noise affected level of 75dbA as the limiting level. Even though the NML in Table 5-1 for R1 was exceeded during daytime construction, there does not appear to be any consideration of additional noise mitigation measures. **Observation:** **Future noise monitoring should include an assessment of compliance against the NML in Table 9 of the CNVMP applicable to Classrooms, given that these are likely to be among the most noise affected receivers on the project.**	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			If future noise monitoring indicates that the NMLs in the CNVMP are exceeded, consideration of any additional reasonable and feasible mitigation measures should follow.	
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.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Kingscliff High School Driver Code of Conduct, Richard Crookes Construction Complaints Register Feb 2023	Requirement included in Section 7 of the CNVMSP and addressed in Site Induction and Driver Code of Conduct. No complaints regarding construction vehicles arriving on site outside of hours have been received in relation to the Project.	Compliant
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.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Complaints update, February 2023 Site Inspection, 1/03/2023	The requirement to use quackers is included in Section 7 of the CNVMSP. No noise complaints regarding mobile plant or vehicles have been received in relation to the Project. No audible reversing alarms heard during inspection.	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Vibration monitoring reports for 22/3/22 and 14/4/22 Site Inspection 1/03/2023	Vibration monitoring indicates compliance with the requirements of this condition. IA3 Update: Vibration monitoring conducted in 2022 indicated vibration well within limits and separation distances are much greater than those specified in C17.	Compliant
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	Vibration monitoring reports for 22/3/22 and 14/4/22 Site inspection 1/03/2023	Vibration monitoring conducted in 2022 indicates compliance with the requirements of this condition. During the site inspection a vibratory compactor was being used to compact fill near Admin A building but distance to nearest residence is much greater than 30m.	Compliant
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 B17 of this consent	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 6, January 2023 Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Site Inspection with auditees, 01/03/2023	There is nothing within the CEMP or CNVMSP to indicate that alternative vibration limits to those specified in C16 and C17 have been proposed/adopted by the Project. IA3 Update: No change reported during audit period.	Not triggered
Tree Protection				
C19	For the duration of the construction works: a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees immediately adjacent to the approved disturbance area / 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;	Biodiversity Management Sub-Plan – Kingscliff High School Upgrade, Kleinfelder, Rev 2.0, 09/12/2021 Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions Site Inspection 1/3/2023	The auditees noted that the Project has not resulted in any street trees being trimmed, removed, or damaged during an emergency. The site is fenced and the Project has sign posted environmental protection zones (see site photos in Appendix D). Trees being retained have been fenced with ATF and sign posted to protect them during construction works (see site photos in Appendix D).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Treescience dated May 2021 as amended by the Addendum to the Arboricultural Impact Assessment, prepared by Arbor Ecological and dated 26 August 2021; and d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Complaints Register February 2023 Site Inspection 1/3/2023	Section 2 of the Project's CEMP includes measures to managed dust and odour during construction. IA3 Update: No dust related complaints reported during audit period. Street sweeper used when required. Oxford Street and roads adjacent to the School observed as clean.	Compliant
C21	During construction, the Applicant must ensure that: a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 5, January 2023 Complaints Register update August 2022 Site Inspection 1/3/2023	Section 2 of the Project's CEMP includes measures to managed dust and odour during construction. IA3 Update: No dust related complaints reported during audit period Street sweeper used when required. Oxford Street and roads adjacent to the School observed as clean. The site is currently predominately covered with existing hardstand (asphalt).	Compliant
Imported and Exported Fill				
C22	The Applicant must: a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; c) make these records available to the Certifier upon request; d) ensure the exportation of waste (including fill or soil) from the site is in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority "Waste Classification Guidelines"; and e) ensure the exportation of waste is transported to a licenced waste facility or an approved site subject to a resource recovery order and exemption.	Env Solutions waste classification advice dated 29/6/22 KHS site won material stockpiled in the KHS Library area while we were completing retaining walls & lift pits. Geotech Report confirms site won material acceptable to be used as fill material. Imported Roadbase material used for the Library raft slab also used as a capping layer to seal the CAPA pad. PASS classified as VENM by Environmental Solutions per advice dated 29/6/22 and transported to licensed facility in Qld. Imported roadbase material sourced from Boral Quarry in Burleigh Qld during audit period for use as engineered fill under slab and pads Dockets for imported Roadbase material from Boral Quarry sighted.	Waste Tracking Register used to track the importation and exportation of fill material and waste materials and includes waste export entries up to December 2022 and fill importation entries to February 2023 with the required records and information being kept in the register.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Waste Tracking Register Site Inspection and interview 1/3/2023		
Disposal of Seepage and Stormwater				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to 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.	Construction Soil and Water Management Sub-Plan – Kingscliff High School Upgrade: Appendix A 'ESCP Drawing', Richard Crookes Constructions, Rev 3, 09/12/2021 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Section 68 permit issued by TSC dated 22/3/22 Site Inspection 1/3/2023	Erosion and sediment controls have been installed onsite in line with the ESCP. The majority of the worksite remains sealed with hardstand. The ESCP is included in the CSWMSP, which has been issued to the Certifier. IA3 Update: No dewatering has occurred during audit period.	Not triggered
Emergency Management				
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, 07/03/2022 Workers Inducted Report, 01/06/2021 to 07/03/2022 (267 workers inducted for both Kingscliff High School and Kingscliff Public School projects) Evacuation plan on Pre-Start Notice board and in site induction and drill planned for 8/9/22 in conjunction with School My Meeting Details - Evacuation drill record, 2/2/23	Emergency assembly points and evacuation routes are included in the Project induction presentation. IA3 Update: Evacuation drill records for 2/2/2023 sighted.	Compliant
Aboriginal Heritage				
C25	All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.	Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021 Interview with auditees, 01/03/2023	The Aboriginal Cultural Heritage Management Plan (ACHMP) notes that no Aboriginal sites or deposits have been identified within the Project area. The Project has an unexpected finds protocol in place, as detailed in section 4.3.2 of the ACHMP. The auditees advised that no unexpected Aboriginal heritage finds were identified during the audit period as part of Project construction. IA3 Update: No unexpected Aboriginal heritage finds identified during audit period.	Compliant
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM Consulting dated April 2021.	Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021 Cultural heritage inductions 8/4/22 and 27/7/22 Interview with auditees, 01/03/2023	Additional cultural heritage inductions and activities were undertaken during the previous audit period consistent with the recommendations of the EMM report dated April 2021 during periods of ground disturbance. Significant disturbance of the original soil profile was completed prior to the current audit period and therefore no additional cultural heritage inductions have been required under section 4.3.1 of ACHMP.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object: a) all works must halt in the immediate area to prevent any further impacts to the object(s);	Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021	The auditees advised that no unexpected Aboriginal heritage finds were identified during the audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works shall only recommence with the written approval of the Planning Secretary	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, 09/12/2021 Interview with auditees, 01/03/2023		
Unexpected Finds Protocol– Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then: a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary.	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, 09/12/2021 Interview with auditees, 01/03/2023	Interview and site inspection with auditees on 1/3/23 indicate that this requirement not triggered.	Not triggered
Waste Storage and Processing				
C29	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.	Construction Waste Management Sub-plan, Richard Crookes Constructions, Rev 2, 09/12/2021 Complaints Register February 2023 Site Inspection 1/3/2023	Waste storage bins were sighted onsite during the inspection conducted 1/3/2023. See site photos in Appendix D. No waste was observed leaving site onto neighbouring public or private properties and no complaints have been made regarding this.	Compliant
C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste tracking register 31/8/22 Env Solutions waste classification advice dated 29/6/22 Env Solutions waste classification advice dated 31/08/2022 Site Inspection 1/3/2023	All waste removed from site to date has been pre-classified as construction and demolition waste under the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014). IA3 Update: Waste Tracking Register used to track the importation and exportation of fill material and waste materials and includes waste export entries up to December 2022 and fill importation entries to February 2023 with the required records and information being kept in the register.	Compliant
C31	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 1/3/2023	Concrete washout bag and concrete trays used to manage concrete rinse water on site (Appendix D).	Compliant
C32	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.	Waste tracking register 31/8/22 Site Inspection 1/3/2023	Waste Tracking Register used to track the importation and exportation of fill material and waste materials and includes waste export entries up to December 2022 and fill importation entries to February 2023 with the required records and information being kept in the register.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C33	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.	Demolition Management Plan Kingscliff High School, PF 879, Demex, Rev 3.0, 13/10/2021 Interview with auditees, 1/3/2023	The auditees advised that no hazardous materials were removed as part of the SSD works during the audit period. Further, no hazardous materials have been identified in the buildings to be demolished (northern 2-storey brick office structure and covered area roof to courtyard area north of Block C). IA3 Update: No change reported during audit period.	Not triggered
Hazardous Materials				
C34	At the completion of any hazardous material removal work and prior to any subsequent demolition or alteration work commencing, a clearance inspection of the relevant work area must be conducted by a competent person, or in the case of asbestos, by a Licensed Asbestos Assessor. Where applicable, a clearance certificate issued by a licensed asbestos assessor which states that the site 'does not pose a risk to health and safety from exposure to asbestos' in accordance with Clause 474 of the Work Health and Safety Regulation 2017 must be submitted to the Certifier and a copy provided to Council with the clearance certificate within 7 days of completion of the clearance inspection.	Hazardous Materials Survey, Kingscliff High School, Hazmat Services, R1, 31/03/2020 Interview with auditees, 01/03/2023	Hazardous materials survey conducted for the site recommended adoption of unexpected finds process. It also recommended the following action be implemented: *"Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition /refurbishment works, in accordance with the requirements of the Code of Practice for the SafeUse of Synthetic Mineral Fibres [NOHSC:2006(1990)]."* IA3 Update: No change reported during audit period.	Not triggered
Outdoor Lighting				
C35	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	Complaints Register February 2023 No significant external lighting in use for construction Site Inspection 1/3/2023	The only construction phase lighting is that on the site sheds. The lights did not appear to be directed at any receivers or excessive in lumens. The lights are switched off at night. No complaints have been received. IA3 Update: No complaints relating to external lighting reported during the audit period. Temporary lighting provided to staff car park.	Compliant
Independent Environmental Audit				
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from DPE to SINSW dated 05/09/2022 approves Steve Fermio as Independent Auditor	The audit team was approved by the Department prior to commencing this Independent Audit.	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IAPAR 2020 Interview with auditees, 01/03/2023	This audit has been conducted in accordance with the Independent Audit Post Approval Requirements.	Compliant
C38	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, 01/03/2023	The auditees are not aware of the Planning Secretary requiring audits to be conducted at different timeframes to that specified in the Independent Audit Post Approval Requirements.	Not triggered
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	IA2 Report dated 21/10/2022 SINSW letter and response to IA2 report to DPE dated 24/10/2022	The Proponent response to the IA2 was undertaken as per these requirements and timeframes.	Compliant
C40	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.	IA2 Report dated 21/10/2022 SINSW letter and response to IA2 report to DPE dated 24/10/2022	As noted above.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C41	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.	Interview with auditees, 01/03/2023	The Project is currently in construction.	Not triggered
Operation Readiness Work				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site	Interview with auditees, 01/03/2023	Operation of Building A scheduled for August 2023. *Note that Operational Readiness related conditions will be triggered in relation to the operation of Building A which will occur around the time of the next scheduled audit*	Not triggered
C43	Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements: a) no more than 15 staff are involved in operational readiness work; b) no students or parents are permitted; and c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Refer to C42.	Refer to C42.	Not triggered
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	-	-	Not Triggered
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	-	-	Not Triggered
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.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings 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. A CCTV inspection of the stormwater pipes and sewerage system that are to be dedicated to Council as public infrastructure including joints and junctions must be submitted to Council to demonstrate that the standard of the system is acceptable.	-	-	Not Triggered
Warm Water Systems and Cooling Systems				
D4	Prior to the commencement of operation, works-as-executed drawings 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. A CCTV inspection of the stormwater pipes and sewerage system that are to be dedicated to Council as public infrastructure including joints and junctions must be submitted to Council to demonstrate that the standard of the system is acceptable.	-	-	Not Triggered
Outdoor Lighting				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	-	-	Not Triggered
Mechanical Ventilation				
D7	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: a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW	-	-	Not Triggered
D8	If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works, then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia must be installed to service the buildings	-	-	Not Triggered
Operational Noise – Design of Mechanical Plant and Equipment				
D9	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 B24have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise criteria identified in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Fire Safety Certification				
D10	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	-	-	Not Triggered
Structural Inspection Certificate				
D11	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: a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s	-	-	Not Triggered
Compliance with Food Code				
D12	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas used in connection with the sale of food have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier. *Note: Any applicable approvals are to be obtained from Council.*	-	-	Not Triggered
Post-Construction Dilapidation Report – Protection of Public Infrastructure				
D13	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: a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary when requested.	-	-	Not Triggered
Repair of Public Infrastructure				
D14	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or c) pay compensation for the damage as agreed with the owner of the public infrastructure. *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.*			
Road Damage				
D15	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.	-	-	Not Triggered
Post-Construction Survey – Residential Properties				
D16	Where a pre-construction survey has been undertaken in accordance with condition B8 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: 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 B8; b) be provided to the owner of the relevant buildings surveyed; c) be provider to the Certifier; and d) be provided to the Planning Secretary when requested. e) 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.	-	-	Not Triggered
Intersection upgrade works				
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 B27 have been completed to the satisfaction of the relevant roads authority.	-	-	Not Triggered
Oxford Street Signposting and Line Marking				
D18	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 B28 have been completed to the satisfaction of the relevant roads authority. *Note:* • *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.* • *All costs associated with the proposed road and pathway upgrade works must be borne by the Applicant.* • *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.*	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Pedestrian Infrastructure Upgrade Works				
D19	Prior to the commencement of operation, the Applicant must complete the pedestrian infrastructure upgrade works approved under condition B29 to the satisfaction of the relevant road authority. *Note:* • *Approval must be obtained for roadworks under section 138 of the Roads Act 1993.* • *All costs associated with the proposed road and pathway upgrade works must be borne by the Applicant.* • *• 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.*	-	-	Not Triggered
Car Parking Arrangements				
D20	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 works associated with the reconfiguration of the car park to create 99 parking spaces on site have been completed.	-	-	Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D21	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 90 bicycle and scooter 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 for staff; and d) appropriate pedestrian and cyclist advisory signs are to be provided. *Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.*	-	-	Not Triggered
School Zones				
D22	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. *Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.*	-	-	Not Triggered
D23	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	-	-	Not Triggered
School Transport Plan				
D24	Prior to the commencement of operation, a **School Transport Plan (STP)**, must be submitted to the satisfaction of the Planning Secretary. The plan must: a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) include arrangements to promote the use of active and sustainable transport modes, including: i. objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation); ii. specific tools and actions to help achieve the objectives and mode share targets; iii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. c) include operational transport access management arrangements, including: i. detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; ii. the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.); iii. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; iv. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; v. delivery and services vehicle and bus access and management arrangements; vi. management of approved access arrangements; vii. potential traffic impacts on surrounding road networks, including the upgraded Cudgen Road/Oxford Street intersection, and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; viii. car parking arrangements and management associated with the proposed use of school facilities by community members; and 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 e) a monitoring and review program, including i. a review of impacts on nearby streets and intersection, including potential queuing and school users parking on residential streets; and ii. consideration of measures required to address impacts in consultation with relevant stakeholders.			
D25	Prior to the commencement of operation, the Applicant must submit a Complaints Handling Management Plan to the Certifier and a copy provided to the Planning Secretary of information. The Plan must include a complaints handling management system in relation to parking concerns raised by the surrounding community and include processes and actions for the school to address concerns raised.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Utilities and Services				
D26	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. *Note:* • *Council advices that the Section 64 Contributions for this development at the date of this approval have been estimated as:* o *Water: 9.18 ET @ $11,442 = $105,037.60* o *Sewer: 15.3 ET @ $7,400 = $113,220.00*	-	-	Not Triggered
D27	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, easements must be created under the Conveyancing Act 1919 over public sewer, water supply and drainage infrastructure on the site, including a 3m wide easement over the relocated stormwater pipe. The instrument(s) is to nominate Tweed Shire Council as the Authority to revoke, vary or modify the easement(s)	-	-	Not Triggered
D28	Prior to the commencement of operation, evidence must be provided to the Water Supply Authority that no structures are constructed over the existing sewer and/or structures over the existing sewer to meet the Tweed Shire Council D15 - Work in Proximity Specification	-	-	Not Triggered
Stormwater Operation and Maintenance Plan				
D29	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: a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements.	-	-	Not Triggered
Koala Offset Management Plan				
D30	Prior to the commencement of operation, a site-based Koala Offset Management Plan (KOMP) must be prepared by a suitably qualified professional in accordance with 'Appendix C – Offset Provisions' of the Tweed Coast Comprehensive Koala Plan of Management 2020 (TCCKPoM 2020). The KOMP must be prepared to the satisfaction of Council and a copy provided to the Planning Secretary for information. The KOMP include the following: a) accurate calculation of Preferred Koala Food Tree (PKFT) offsets based on the Arboricultural Impact Assessment prepared by Treescience dated May 2021 as amended by the Addendum to the Arboricultural Impact Assessment, prepared by Arbor Ecological and dated 26 August 2021 (identifying PKFT's to be removed to facilitate the development) to be provided at offset ratios specified in the TCCKPoM 'Appendix C, Table 2: Offset pathway for other development outside of a KAP or KLP' for the Southern Koala Management Area – Onsite. b) a suitably scaled plan showing the metes and bounds of the Koala Offset Area on site that meets the following criteria: i. the entire quantum of calculated offsets to be delivered on site;	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	ii. the offset area/s must be of adequate area to achieve a minimum 2.5-metre-wide plant spacing; iii. the offset area/s must be contiguous with/adjacent to existing Preferred Koala Habitat; and iv. the offset area/s must not conflict with any existing or approved infrastructure; c) details of proposed revegetation to meet the offset requirements; d) schedule of local native plant species to be used for planting; e) include weed treatment methods consistent with the SEQ Ecological Restoration Framework: Manual (Chenoweth EPLA & Bushland Restoration Services 2012) for weed control techniques for all environmental weeds; f) provide details of primary works and maintenance works as follows (yet may not be strictly limited to): i. primary works - all planting, treatment of all environmental weeds, baseline monitoring and reporting; ii. maintenance works - supplementary planting (where required), continued treatment and control of environmental weeds, monitoring and reporting. g) include a set of performance criteria to be met to achieve the specified restoration outcomes during primary works and minimum five-year maintenance works phase as follows: i. primary works phase: • 100% successful establishment of all planted stock; • 90% control of all environmental weeds species across the entire koala offset area/s; ii. maintenance works phase: • 90% successful establishment of all planted stock; • 90% control of all environmental weeds species across the entire across the entire koala offset area/s; • increased growth of all planted stock; h) program of works to be undertaken; i) annual monitoring and reporting requirements; j) set of performance criteria to achieve site capture over a five (5) year management period. k) maintenance, monitoring and reporting schedule with developer commitment for a period of not less than five years; and an adaptive management statement detailing how potential problems arising may be overcome and requiring approval of Council's General Manager or delegate for such changes			
D31	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, the Koala offset primary works must be completed in accordance with the details set out in the Koala Offset Management Plan approved under condition D30.	-	-	Not Triggered
Signage				
D32	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D33	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.	-	-	Not Triggered
Operational Waste Management Plan				
D34	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: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in EIS.	-	-	Not Triggered
Contamination				
D35	If, based on further site investigations undertaken in accordance with condition B37, it is determined that remediation works are required to address the presence of contamination from organochloride pesticides, then prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contact Assessment and Management (CPSS CSAM) scheme; b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; c) include, but not be limited to: i. comment on the extent and nature of the remediation undertaken; ii. if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; iii. sampling and analysis plan and sampling methodology undertaken as part of the remediation; iv. if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; v. results of any validation sampling, compared to relevant guidelines/criteria; vi. comment on the suitability of the area for the intended land use; and d) be submitted to the Planning Secretary for information.	-	-	Not Triggered
Landscaping				
D36	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 B25.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Vegetation Management Plan				
D37	Prior to the commencement of operation, the Applicant must prepare a Vegetation Management Plan to manage the landscaping and vegetation on site and submit it to the Certifier. The plan must: a) describe the ongoing monitoring and maintenance measures to manage landscaping and vegetation on the site; b) comply with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021; and c) be consistent with the Applicant's Management and Mitigation Measures in the EIS. *Note: The Vegetation Management Plan required by this condition is intended to achieve (in part) the purpose of the Landscape Plan of Management recommended in the Bushfire Assessment Report.*	-	-	Not Triggered
Evacuation and Emergency Planning				
D38	Prior to the commencement of operation, a **Bush Fire Emergency Management and Evacuation Plan** must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. *Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.*	-	-	Not Triggered
Operational Flood Emergency Management Plan				
D39	Prior the commencement of the operation, a **Flood Emergency Management Plan** must be submitted to the Certifier that: a) is be prepared by a suitably qualified and experienced person(s); b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); c) includes details of: i. the flood emergency responses for operational phase of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and visitors.	-	-	Not Triggered
Noise Management Plan				
D40	Prior to the commencement of operation, a **Noise Management Plan** is to be submitted to the Certified that details how noise from onsite activities will be managed and controlled so as to prevent the generation or emission of intrusive noise. The Plan must be prepared in accordance with the recommendations of the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
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 is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); e) details of the use of the site, where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	-	-	Not Triggered
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.	-	-	Not Triggered
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); e) details of the use of the site, where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	-	-	Not Triggered
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.	-	-	Not Triggered
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	-	-	Not Triggered
Warm Water Systems and Cooling Systems				
E6	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-	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	-	-	Not Triggered
Deliveries to the Premises				
E8	All deliveries to the premises are to occur only within the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays unless otherwise approved by Planning Secretary.	-	-	Not Triggered
Servicing of Waste Facilities				
E9	The servicing of waste facilities must be limited to between the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays unless otherwise approved by the Planning Secretary.	-	-	Not Triggered
Operational Noise Limits				
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works.	-	-	Not Triggered
E11	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 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 and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to 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.	-	-	Not Triggered
Noise Management Plan				
E12	The development must be managed in accordance with the Noise Management Plan prepared under condition D40.	-	-	Not Triggered
Unobstructed Driveways and Parking Areas				
E13	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.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
School Transport Plan				
E14	The School Transport Plan required by condition D24 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary	-	-	Not Triggered
E15	The Complaints Handling Management Plan prepared under condition D25 must be implemented in perpetuity.	-	-	Not Triggered
Ecologically Sustainable Development				
E16	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 B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	-	-	Not Triggered
Outdoor Lighting				
E17	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.	-	-	Not Triggered
Vegetation Management Plan				
E18	The Applicant must maintain the landscaping and vegetation on the site in accordance with the Vegetation Management Plan prepared under condition D36 for the duration of occupation of the development.	-	-	Not Triggered
Koala Offset Area Restriction				
E19	Within six months or other timeframe agreed by the Planning Secretary of the commencement of operation, the Applicant must create and register a Positive Covenant and Restrictions As To User pursuant to Section 88B and Section 88BA of the Conveyancing Act 1919 which burden Part Lot 3 DP803772 and Part Lot 57 DP803814, benefits Tweed Shire Council and provides for the following: a) a Positive Covenant over the area described as Koala Offset Area in the approved Koala Offset Management Plan approved under condition D30. This area must be subject to an approved ecological restoration program and managed for conservation purposes in perpetuity. b) restriction as to user regarding the Koala Offset Area in the approved Koala Offset Management Plan pursuant to conditions of this consent. The following activities are not permitted within this area. i. clearing, lopping or removal of any native plants, whether existing at the date of this consent or planted pursuant to conditions of this consent; ii. erection of any fixtures or improvements, including buildings or structures; iii. construction or maintenance of access roads and any services unless otherwise required by conditions of the subject development or established prior to issue of this consent;	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	iv. depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area; v. keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the Koala Offset Area; and vi. performance of any other acts which may have detrimental impact on the values of the Koala Offset Area. The area must be managed in accordance with the approved Koala Offset Management Plan			

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Mr Patrick Mills
Level 10, 259 George Street
SYDNEY NSW 2000

05/09/2022

Dear Mr Mills

Upgrades to Kingscliff High School (SSD-8744305)
Appointment of Independent Audit Team

I refer to your request (**SSD-8744305-PA-15**) for the Planning Secretary's endorsement of a suitably qualified, experience and independent audit team to conduct independent environmental audits of the Upgrades to Kingscliff High School development. Under Condition C37 of the Upgrades to Kingscliff High School consent (**SSD-8744305**) independent environmental audits are to be caried out in accordance with the *Independent Audit Post Approval Requirements* (DPIE, 2020) (**IA PAR**).

The Department of Planning and Environment (**Department**) has reviewed the nominations and information you have provided against Condition C36 and the IA PAR, specifically section 3.1.

The Department is satisfied that Mr Steve Fermio is Exemplar Global as lead auditor in environmental management systems, and that all nominated persons are suitably experienced and qualified in state significant projects and have supplied declarations of independence.

Consequently, in accordance with C36 of SSD-8744305 I can advise that the Planning Secretary endorses the following persons as the audit team in the following roles:

- Mr Steve Fermio, WolfPeak, as Lead Auditor
- Ms Annabelle Tungol, WolfPeak, Auditor
- Mr Peter Hatton, WolfPeak, Auditor

Notwithstanding the endorsement of the above listed audit team, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Planning 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.

The Department reserves the right to request an alternate auditor or experts for any future independent environmental audits under SSD-8744305.

The independent environmental audit must satisfy Condition C37 of SSD-8744305 and be conducted in accordance with the IA PAR. Failure to do so may require revision and resubmission of the audit report.

Please ensure this correspondence is appended to the audit report.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer on 02 9274 6225 or via ania.dorocinska@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: Phil Rose <Phillip.Rose@planning.nsw.gov.au>
Sent: Friday, 17 February 2023 3:04 PM
To: Steve Fermio
Cc: Laura Goodall
Subject: RE: Kingscliff High School - SSD-8744305 - Independent Audit No. 3

Hi Steve,

Reference is made to the scope request for the Independent Environmental Audit (IEA) submitted to the department by email on 14 February 2023 as per Section 3.2 of the Independent Audits – Post Approval Requirements (May 2020).

Appreciate the opportunity to provide input into the scope of the independent Audit. After consideration, the key issues that the Department would like included in the scope of the IEA, are:

1. The department notes from a previous site inspection on 6 December 2022, that a Curlew was nesting near an internal access road. It would be great to know the status of this matter.
2. Parking and traffic impacts associated with the limited availability of parking are possibly a difficult matter at the site. It would be great if the audit could consider the performance of traffic management and whether any improvements are required in this area.
3. A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.

The Department has no additional recommendations regarding consultation with other agencies for this audit.

Please conduct the audit in accordance with the Independent Audit – Post Approval Requirements (May 2020). Please include this scope request correspondence as an appendix in the IEA for reference.

If you wish to discuss the matter further, please contact Phillip Rose, Compliance Officer on (02) 6670 8657.

Kind Regards

Phillip Rose
Compliance Officer
Planning & Assessment | Department of Planning and Environment
T 02 6670 8657 | **E** Phillip.Rose@planning.nsw.gov.au
PO Box 72 | MURWILLUMBAH NSW 2484
www.dpie.nsw.gov.au

NSW GOVERNMENT

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

From: Steve Fermio <sfermio@wolfpeak.com.au>
Sent: Tuesday, 14 February 2023 9:46 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>; Phil Rose <Phillip.Rose@planning.nsw.gov.au>
Cc: Laura Goodall <Laura.goodall@mbbgroup.com.au>
Subject: Kingscliff High School - SSD-8744305 - Independent Audit No. 3

Dear Compliance Team,

I am one of the Department's approved independent auditors on the Kingscliff High School Redevelopment Project – SSD 8744305 (the Project).

I am currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8744305 Part C Conditions C36 to C40 and the Department's 2020 Independent Audits Post Approval Requirements (or IAPAR).

The on-site component of the audit is scheduled for 1 March 2023.

In accordance with the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

Please let me know if you have any questions. I look forward to hearing from you..

Kind regards

Steve Fermio | Principal Environmental & Earth Scientist
Managing Director

wolfpeak
Proud sponsor of

E: sfermio@wolfpeak.com.au
M: 0417 170 645
P: 1800 979 716
A: Suite 2, Level 1, 19 Short St, Port Macquarie, NSW 2444

Member ISCA Infrastructure Sustainability Council of Australia

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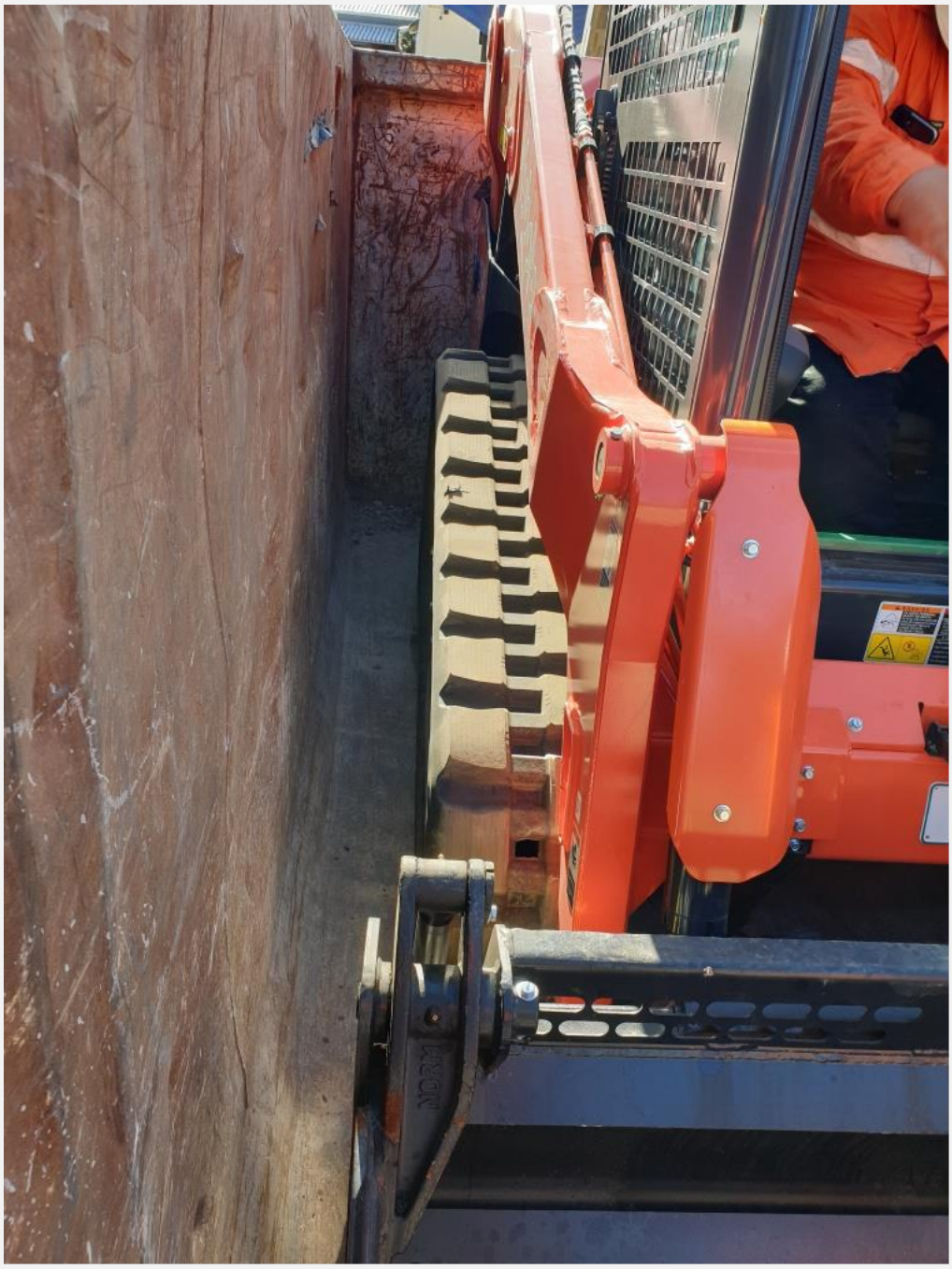
APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Concrete rinse out bag	

No.	Comment	Photograph
2	Foldup refuelling bund	

No.	Comment	Photograph
3	Traffic controller photo record of clean wheel tracks on imported equipment	

No.	Comment	Photograph
4	Pedestrian signage near high volume foot traffic area at front of school	

No.	Comment	Photograph
5	Site notice at entry gate to worksite	

No.	Comment	Photograph
6	Tree protection zone on site	
7	Tree protection zone on site	

No.	Comment	Photograph
8	Flammable fuel cabinet with bund	
9	Metal skip bin	

No.	Comment	Photograph
10	Spill kit near site offices	

No.	Comment	Photograph
11	Geofabric wrapped pit and coir log	
12	Noise monitor near Building A works	

No.	Comment	Photograph
13	Site hoarding free of graffiti	
14	Construction traffic signage on approach to School	

APPENDIX E – DECLARATION FORMS

Independent Audit Declaration Form

Independent Audit Declaration Form

Project name	Kingscliff High School Redevelopment
Consent Number	SSD 8744305
Description of Project	The NSW Department of Education – School Infrastructure NSW (SINSW) is responsible for delivering the Kingscliff High School Redevelopment Project (the Project). The Project involves upgrades to the school to provide new permanent teaching spaces and core facilities to accommodate increased student capacity and to address the Education Facilities Standards and Guidelines (EFSG)
Project Address	33 Oxford Street, Kingscliff 2487
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	24/04/2023

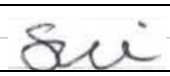
I declare that I:

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

Notes:

a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000; and

b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 1, 19 Short Street Port Macquarie NSW 2444