


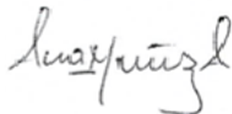
INDEPENDENT AUDIT NO. 3 – AUDIT REPORT



**KINGSCLIFF PUBLIC SCHOOL UPGRADE – SSD
8378620**

SEPTEMBER 2023

Authorisation

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Executive Summary	5
1. Introduction	7
1.1 Project overview	7
1.2 The audit team	9
1.3 The audit objectives.....	9
1.4 Audit scope.....	10
2. Audit methodology	11
2.1 Audit process.....	11
2.2 Audit process detail	12
2.2.1 Audit initiation and scope development.....	12
2.2.2 Consultation	12
2.2.3 Preparing audit activities	12
2.2.4 Meetings.....	13
2.2.5 Interviews	13
2.2.6 Site inspection	13
2.2.7 Document review.....	13
2.2.8 Generating audit findings.....	14
2.2.9 Compliance evaluation	14
2.2.10 Evaluation of post approval documentation	14
2.2.11 Completing the audit.....	15
3. Audit findings	16
3.1 Approvals and documents audited and evidence sighted	16
3.2 Summary of Compliance	16
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents	19
3.4 Summary of notices from agencies.....	19
3.5 Other matters considered relevant by the Auditor or DPE.....	19
3.5.1 Departmental Requirements.....	19
3.6 Complaints	19
3.7 Incidents.....	20
3.8 Actual versus predicted impacts	20

4. Conclusions	21
5. Limitations	22
Appendix A – SSD-8378620 Conditions of consent.....	23
Appendix B – Planning Secretary agreement of Independent Auditors	69
Appendix C – Record of audit participants	71
Appendix D – Consultation records	73
Appendix E – Site inspection photographs	76
Appendix F – Declaration forms	83

LIST OF FIGURES

Figure 1: The Project site (Source: Kingscliff Public School EIS for SSD-8378620, SJB Planning, dated May 2021)	8
Figure 2: Aerial view of the site (Source: Kingscliff Public School EIS for SSD-8378620, SJB Planning, dated May 2021)	8
Figure 3: Proposed development plan for KPS (Source: Kingscliff Public School EIS for SSD-8378620, SJB Planning, dated May 2021)	9
Figure 4: Audit activities overview (modified from AS/NZS ISO 19011).....	11

LIST OF TABLES

Table 1: Audit Meeting Personnel Interviewed	13
Table 2: Compliance Descriptors	14
Table 3: Audit Findings and Actions.....	17

ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPE or Department	Department of Planning and the Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
PCA	Principal Certifying Authority or Certifier
The Project	The Development approved under SSD-8378620
POEO Act	<i>Protection of the Environment Operations Act 1997 (NSW)</i>
Proponent or Applicant	NSW Department of Education - School Infrastructure NSW
SINSW	School Infrastructure NSW
SSD	State Significant Development

EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW (SINSW) is responsible for delivering the Kingscliff Public School Redevelopment Project (the Project) located at 12 Orient Street, Kingscliff. The Project involves redevelopment of the school including demolition of buildings and structures, construction of three new buildings and associated works including tree removal, landscaping and infrastructure improvements. Consent for the Project, State Significant Development (SSD) 8378620, was granted on 15 February 2022, subject to a number of Conditions of Consent (conditions). The Consent was modified on the 15 June 2023 (Mod-1) by the Director Social and Infrastructure Assessments of the Department of Planning and Environment (the Department).

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 Blakett, Maguire & Goldsmith Pty Ltd (BM+G).

Conditions C36 to C41 of Schedule 2 of SSD 8378620 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department 2020 document titled *Independent Audit Post Approval Requirements (IAPAR)*. The IAPAR sets out the scope, methodology and reporting requirements for the audits.

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 9 February to 7 August 2023 (the ‘audit period’).

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

In summary:

- There were 173 conditions assessed
- One (1) non-compliance was identified against CoC C31 in relation to the disposal of concrete wastes to ground.
- Three (3) observations were made in relation to:
 - CoC C9: Coir logs required along portion of eastern site boundary;
 - CoC C23: Stormwater pits within the work area requiring covering with geofabric; and
 - CoC C29: Litter was observed to be present at various locations in the worksite.
- Eighty four (84) CoCs were assessed as compliant

- Eighty eight (88) CoCs were assessed as not triggered; and

All findings from previous Independent Audits and the findings from this audit are considered by the Auditor to be closed.

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

1. INTRODUCTION

1.1 Project overview

The Project involves redevelopment of the school including demolition of buildings and structures, construction of three new buildings and associated works including tree removal, landscaping and infrastructure improvements. Consent for the Project, State Significant Development (SSD) 8378620, was granted on 15 February 2022, subject to a number of Conditions of Consent (CoC). The Consent was modified on the 15 June 2023 (Mod-1) by the Director Social and Infrastructure Assessments of the Department of Planning and Environment (the Department) to amend a number of approved plans.

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 Blakett, Maguire & Goldsmith Pty Ltd (BM+G).

The project involves the following activities:

- Demolition (removal) of 11 demountable buildings, as well as the library and administration building, multiple classrooms, maintenance store and program room.
- Construction of the following new buildings and structures:
 - New main entry off Orient Street and covered outdoor learning area (COLA)
 - New secondary entry and bike store off Sutherland Street to the west
 - New two (2) storey building to the north, with ground floor library, 12 homebases, one (1) special programs room
 - Two (2) x new two (2) storey buildings to the south, with 20 homebases and two (2) special programs rooms; and
 - New play court.
- Tree removal, tree replacement and landscape embellishment to school playgrounds and site
- Offsite works to the public domain and on Sutherland and Orient Streets, including:
 - Additional pedestrian crossing
 - Relocation of bus zones and kiss n drop areas; and
 - New pedestrian pathways.

A map of the project location is shown in Figure 1. An aerial view of the school site is shown in Figure 2. A drawing of the proposed works is included in Figure 3.



Figure 1: The Project site (Source: Kingscliff Public School EIS for SSD-8378620, SJB Planning, dated May 2021)



Figure 2: Aerial view of the site (Source: Kingscliff Public School EIS for SSD-8378620, SJB Planning, dated May 2021)

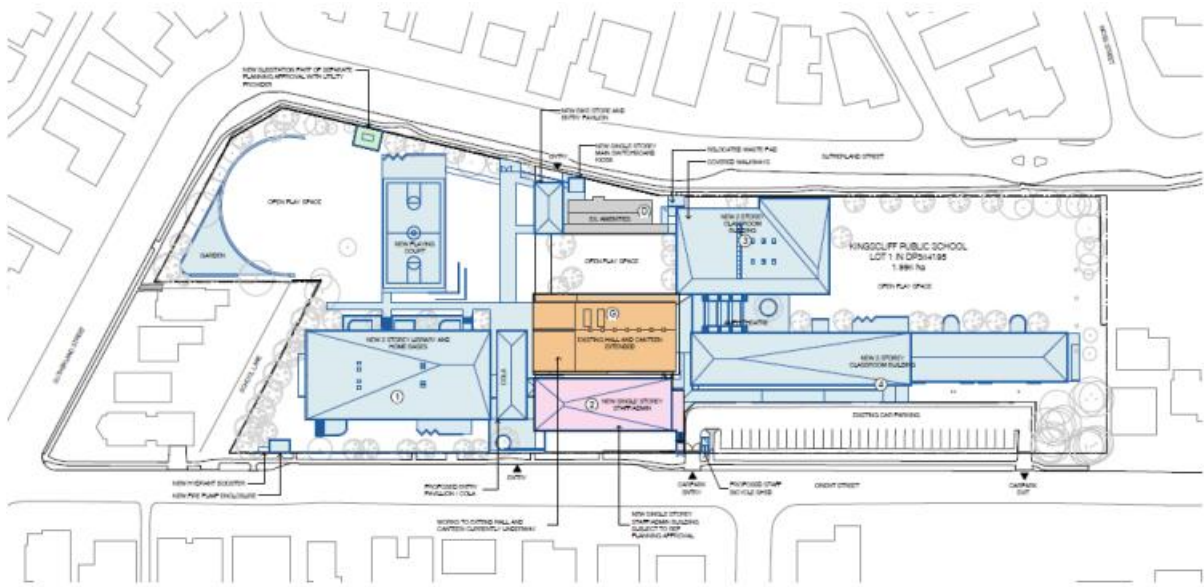


Figure 3: Proposed development plan for KPS (Source: Kingscliff Public School EIS for SSD-8378620, SJB Planning, dated May 2021)

Work undertaken during the audit period includes the following at Buildings 3 and 4:

- Painting;
- Installation of services and energisation;
- Installation of handrails; and
- Completion of facades.

1.2 The audit team

In accordance with Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and approved by the Planning Secretary.

The audit team comprised:

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

Approval of the audit team was provided by the Department on 9 September 2022. The letter is presented in Appendix B.

1.3 The audit objectives

The objective of this Independent Audit is to satisfy SSD 8378620 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 Independent 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

The scope of this Independent Audit comprises:

- an assessment of compliance with;
 - all conditions of consent applicable to the phase of the development that is being audited; and
 - 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.
- 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 Independent 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 Independent Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 4: 4.

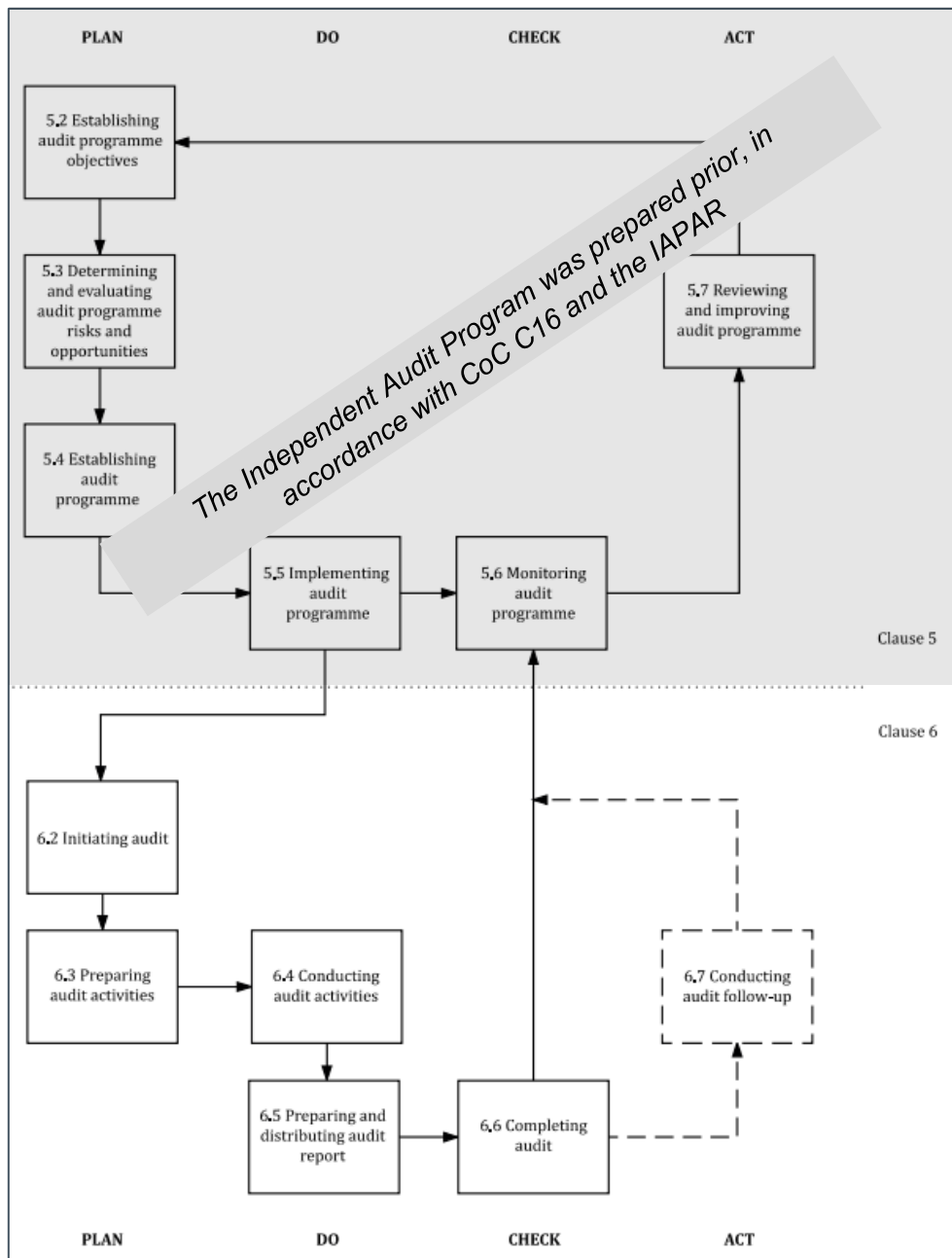


Figure 4: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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
- Confirmation of the audit team; and
- Confirmation of the audit purpose, scope and criteria.

2.2.2 Consultation

On 24 July 2023 the Department advised that the following should be included in the scope of the audit:

- 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 consultation records are presented in Appendix D.

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 were:

- *Kingscliff Public School Environmental Impact Statement for State Significant Development (SSD-8378620)*, SJB Planning, dated May 2021 (the EIS)
- *Response to Submissions (RtS) – Kingscliff Public School Redevelopment – SSD-8378620*, SJB Planning, 8 September 2021 (the RtS)
- *Development Consent SSD-8378620, Kingscliff Public School Redevelopment*, 15 February 2022
- *SSD-8378620, Kingscliff Public School Redevelopment, Modification 1*, 15 June 2023
- *Construction Environmental Management Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, Rev 4, July 2023
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, July 2023
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, July 2023
- *Construction Waste Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, July 2023

- *Construction Soil and Water Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, September 2022
- *Biodiversity Management Sub-Plan – Kingscliff Public School Redevelopment*, Kleinfelder, Rev 3.0, 3 March 2022; and
- *Aboriginal Heritage Management Plan – Kingscliff Public School Redevelopment*, Indigeco EMM, v7 Final 4 May 2022.

2.2.4 Meetings

During the opening meeting session, held on-site on 7 August 2023, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting session, carried out on-site on 7 August 2023, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, timing for finalisation of the audit report and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection on 7 August 2023 with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included a detailed request for information and auditee responses to the request. The name of personnel interviewed during the audit are provided in Table 1.

Table 1: Audit meeting personnel interviewed

Name	Role	Organisation
Jason Cooke	Senior Project Manager	RCC
Laura Goodall	Project Manager	MBB Group
Belinda Luther	Project Coordinator	RCC
Julian Viafara	WHSE Coordinator	RCC
Ethan Coote	Graduate	RCC

2.2.6 Site inspection

The audit site inspection took place on 7 August 2023 and included an inspection of the site and work activities taking place on that day. Photos taken during the inspection are presented in Appendix E.

2.2.7 Document review

The Independent 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.

2.2.8 Generating audit findings

Independent 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.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, as listed in Table 22, below:

Table 2: Compliance descriptors

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.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
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.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and their content is adequate
- have been implemented in accordance with the CoCs

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

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

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions of SSD 8378620 applicable to the works being undertaken, and selected mitigation measures and commitments from the CEMP and sub plans. The evidence sighted against each requirement is detailed within Appendix A.

3.2 Summary of Compliance

This section, including Table 3, presents the summary of compliance and recommended actions for the audit findings. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 173 conditions assessed
- One (1) non-compliance was identified against CoC C31 in relation to the disposal of concrete wastes to ground
- Three (3) observations were made in relation to:
 - CoC C9: Coir logs required along portion of eastern site boundary;
 - CoC C23: Stormwater pits within the work area requiring covering with geofabric; and
 - CoC C29: Litter was observed to be present at various locations in the worksite.
- Eighty four (84) CoCs were assessed as compliant
- Eighty eight (88) CoCs were assessed as not triggered; and
- All findings from previous Independent Audits and this Audit are considered by the Auditor to be closed.

Table 3: Audit findings and actions

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
Findings from the second Independent Audit						
8378620_IA2_03	B17	Observation	<p>Requirement</p> <p><i>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</i></p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) address the recommendations of the Noise and Vibration Impact Assessment dated 6 May 2021 and prepared by Acoustic Works;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009)</p> <p>(d) describe the measure to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B17(e);</p> <p>(g) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program to monitor and report to the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14</p> <p>Observation:</p> <p>Considering the non-compliances against C4 and C5 that occurred during the audit period it is recommended that the Construction Noise and Vibration Management Plan be reviewed to ensure that it encapsulates the additional mitigation measures identified in SINSW's letter to DPE of 21 September 2022 notifying them of the non-compliances (related to late finishing concrete works) that occurred on 15 September 2022. These additional measures included:</p> <ul style="list-style-type: none"> • Notifying any affected residents as soon as it is identified that works are expected to continue beyond the approved hours and in accordance with Condition C7. • Amended construction methodology to accelerate completion of the works including adding accelerant compounds to concrete mix to allow finishing to occur quicker • Trowelling machines used periodically to ensure suitable finish is achieved with a broom finish • During down periods while waiting for the concrete to finish, labour is returned to the crib rooms. • Task lighting installed and positioned to face away from affected residents <p>IA3 update: CNVMP Rev 7, July 2023 NV7 amended to include additional measures above.</p>	Revise CNVMP to include the additional mitigation measures proposed in their non-compliance notification to the Department on 15 September 2022	RCC Within three months of submission of this Audit Report	CLOSED
Findings from the third Independent Audit						
8378620_IA3_01	C9	Observation	<p>Requirement</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p> <p>Observation:</p> <p>Coir logs needed along front of site east of Building 3 as per SW2 (Table 4) of the Soil and Water Management Sub Plan.</p>	Coir logs were installed as required prior to the finalisation of this audit report (Appendix E)	RCC	CLOSED

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
8378620_IA3_02	C23	Observation	<p>Requirement</p> <p>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.</p> <p>Observation:</p> <p>While it is understood that the stormwater system is not yet connected to Council's stormwater drainage system, all stormwater pits within the construction site should be protected with geofabric or similar material as per section 6.1.7 of the Soil and Water Management Plan to reduce the amount of sediment deposited in the OSD system before it becomes operational.</p>	Stormwater pits were covered with geofabric prior to the finalisation of this audit report (Appendix E)	RCC	CLOSED
8378620_IA3_03	C29	Observation	<p>Requirement</p> <p>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.</p> <p>Observation:</p> <p>Litter was observed on site in several places during the site inspection which is not in accordance with WE7 of Table 6-1 of the Waste Management Plan. No waste was observed to be leaving the project site.</p>	Litter was collected from site prior to the finalisation of this audit report	RCC	CLOSED
8378620_IA3_04	C31	Non-compliance	<p>Requirement</p> <p>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.</p> <p>Observation:</p> <p>Concrete and mortar waste was observed disposed of to ground in several places during the site inspection. No concrete waste or rinse water was observed to be leaving the site.</p>	Concrete waste was cleaned up prior to the finalisation of this audit report	RCC	CLOSED

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

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

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

Other than the observations and non-compliances associated with the implementation of the Construction Waste Management and Soil and Water Management Plans noted in Table 3 above, it is considered that the plans themselves are adequate for the works being undertaken.

3.4 Summary of notices from agencies

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

3.5 Other matters considered relevant by the Auditor or DPE

3.5.1 Departmental Requirements

The Department advised that the audit review the project's administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.

The plans are available on the project website and on site and were for the most part being implemented, other than certain aspects of the Construction Waste Management and Soil and Water Management Plans as noted in Table 3.

Administrative housekeeping on the project is of a high order and there were no findings made in relation to administrative issues.

3.6 Complaints

A Complaints Register (last revision dated July 2023) is being maintained for the entire KPS development. A review of the register indicated that eight complaints were recorded during the audit period related to:

- One lighting complaint (considered closed)
- One fencing design related complaint (considered closed)
- One hoarding / vision related complaint (considered closed)
- One leaf litter related complaint (considered closed)

- Four acoustic fence related complaints (two considered closed, two remaining open). The proponent is seeking to amend the Acoustic Assessment report under A16 to resolve this issue.

The Complaints Register is published on the Project website at:

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-public-school/2023/jan/Complaints_Register_-_KPS_-_January_2023.pdf

3.7 Incidents

On 3 August 2023 SINSW notified the Department on the day of an incident regarding an electrical fault that occurred during the process of connecting the new school to the main power. The contractor took immediate action to disconnect the new school and at the time of the audit was allocating resources towards resolving the issue at the existing public school.

3.8 Actual versus predicted impacts

Predicted impacts associated with the construction of the Project are described in Section 6 of the EIS and in the RtS.

The Auditor notes that 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 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 13 June 2022. Works completed during the audit period at Buildings 3 and 4 included:

- Painting;
- Installation of services and energisation;
- Installation of handrails; and
- Completion of facades.

Given that no environmental pollution related complaints occurred during the audit period (complaints were related to acoustic fence design and lighting issues), there was one safety related incident reported and no formal regulatory action taken to the knowledge of the Auditors, the environmental impacts are considered minor and, qualitatively, well within those predicted by the EIS and RtS.

4. CONCLUSIONS

This Audit Report presents the findings from the third Independent Audit (IA3) for construction, covering the period from 9 February to 7 August 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. Previous audit findings were closed out.

In summary:

- There were 173 conditions assessed
- One (1) non-compliance was identified against CoC C31 in relation to the disposal of concrete wastes to ground;
- Three (3) observations were made in relation to:
 - CoC C9: Coir logs required along portion of eastern site boundary;
 - CoC C23: Stormwater pits within the work area requiring covering with geofabric; and
 - CoC C29: Litter was observed to be present at various locations in the worksite.
- Eighty four (84) CoCs were assessed as compliant
- Eighty eight (88) CoCs were assessed as not triggered; and
- All findings from the previous Independent Audits and the findings from this audit are considered by the Auditor to be closed.

The Auditor would like to thank the auditees from SINSW, 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:

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

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

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

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

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population. This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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

APPENDIX A – SSD-8378620 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Part A - Administrative Conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	The evidence referred to elsewhere in this Audit Table. Site inspection and interview with auditees on 7/08/2023. Appendix F Photos	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit with the exception of the non-compliances and observations noted below.	Compliant
Terms of Consent				
A2	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:	The evidence is referred to elsewhere in this audit table. Site Inspection and Interview with auditees on 07/08/2023. Notice of Decision for SSD-8378620 dated 15/02/22. Development Consent, SSD-8378620, 15/02/2022 Kingscliff Public School, Environmental Impact Statement for State Significant Development (SSD-8378620), SJB Planning to SINSW, May 2021 (EIS) Letter from DPE to SINSW dated 15/02/22. Response to Submissions Report, Kingscliff Public School, Redevelopment (SSD-8378620), SJB Planning to DPE, 08/09/2021 (RtS) BCA Crown Certificate, CRO-22026, Blackett Maguire + Goldsmith, 08/06/22 Stamped Plans, DOE 15/02/22. SSD-8378620 Modification 1 approved on 15/06/2023 by DPE Kingscliff Public School Environmental Monitoring Sound Monitoring Compliance Report 12 Orient Street, Kingscliff, NSW 2487 16 December 2022	There have been no written directions from the Planning Secretary. The Project design and delivery is consistent with the EIS and RtS except were modified under Mods 1 and 2. The design and construction have been verified by the Certifier through issue of the Crown Certificates.	Compliant

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	Site inspection and interview with auditees on 07/08/2023.	No written directions 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	Interview with auditees on 07/08/2023	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 to DPE dated 10/06/22 advising commencement of physical works scheduled for commencement on 13/06/22	Physical works commenced within 5 years of consent date	Compliant
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.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Part 6, Division 8A of the EP&A BCA Crown Certificate from Blackett, Maguire and Goldsmith dated 15/02/22</p>	<p>This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Subdivision 1 of the EP&A Regulation 2021, and with regards to the Project, primarily relate to compliance with the BCA.</p> <p>Part 6, Division 8A of the EP&A relates to prescribed conditions for:</p> <ul style="list-style-type: none"> • Compliance with the BCA • 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 adjoining to the Project). <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	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	Site Inspection and Interview with auditees on 07/08/2023.	No disputes requiring Planning Secretary resolution occurred during the audit period	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.			
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> b) consult with the relevant party prior to submitting the subject document for information or approval; and c) provide details of the consultation undertaken including: <ul style="list-style-type: none"> 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. 	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Letter from DPE dated 14/06/22 re Kingscliff Public School Redevelopment (SSD-8378620) Construction Environmental Management & Sub-plans, Conditions B15-B20 & B23.</p> <p>Minutes of meetings and presentation with Project Reference Group 12/09/21</p> <p>Construction Traffic Management Plan Rev 12, 26 January 2023</p> <p>CTMP Rev 12, Appendix I Email Thread from Tweed Council Re Permit</p> <p>Email 16/06/2023 John Smithwick & Gaida Macs – Tweed Parliament re: Acoustic fence for build between the project site and resident property (1/30 Orient Street)</p> <p>Email 21/07/2023 Peter Tomas – SINSW re: Acoustic fence for build between the project site and resident property (2/30 Orient St)</p>	<p>DPE Letter acknowledged that TfNSW and Tweed Shire Council were consulted in the preparation of the Construction Traffic and Pedestrian Management Sub-plan.</p> <p>Consultation with Council with regards to the CTMP (Revision 12) was conducted and evidence was attached in the appendix of the plan.</p>	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).	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p>	<p>The Staging Report has been prepared by DFP Planning Consultant for the project, outlining the planned sequence of delivery for the operation of the Project in four (4) distinct stages. The initial indicative timing of operation is Quarter 3, 2023, which will include Building 3 & 4, waste storage collection area, a new main switchboard, and landscaping.</p> <p>Staging Report was submitted to the Department on 12 July 2023 awaiting approval.</p>	Compliant
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p>	<p>The Staging Report has been prepared by DFP Planning Consultant for the project, outlining the planned sequence of delivery for the operation of the Project in four (4) distinct stages. The initial indicative timing of operation is Quarter 3, 2023, which will include Building 3 & 4, waste storage collection area, a new main switchboard, and landscaping.</p> <p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p> <p>The Staging Report was prepared in accordance with the requirements specified in this condition.</p>	Compliant

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A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p>	<p>The Staging Report has been prepared by DFP Planning Consultant for the project, outlining the planned sequence of delivery for the operation of the Project in four (4) distinct stages.</p> <p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p>	Compliant
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.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Refer to A9.</p>	<p>The Staging Report has been prepared by DFP Planning Consultant for the project, outlining the planned sequence of delivery for the operation of the Project in four (4) distinct stages.</p> <p>The initial indicative timing of operation is Quarter 3, 2023, which will include Building 3 & 4, waste storage collection area, a new main switchboard, and landscaping.</p> <p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p> <p>The Project is still in construction hence, implementation of Staging Report for operation is not yet triggered.</p>	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future 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) 	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p> <p>Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 04/05/2023 RCC</p> <p>Letter 17/07/2023 AcousticWorks-MBB re: Acoustic fence at Southern boundary</p> <p>Letter 26/07/2023 SINS-DPE re: Update Plans in accordance to Condition A13 – Addendum to the Noise & Vibration Assessment dated 18/07/2023</p> <p>Post Approval (DPE Portal) submission of Updated plan - Addendum to the Noise & Vibration Assessment</p>	<p>During this audit period, a Staging Report has been prepared for the project, outlining the planned sequence of delivery for the occupation of the Project in four (4) stages.</p> <p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p> <p>Documents have not been combined during the audit period.</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p> <p>Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 04/05/2023 RCC</p> <p>Letter 17/07/2023 AcousticWorks-MBB re: Acoustic fence at Southern boundary</p> <p>Letter 26/07/2023 SINS-DPE re: Update Plans in accordance to Condition A13 – Addendum to the Noise & Vibration Assessment dated 18/07/2023</p> <p>Post Approval (DPE Portal) submission of Updated plan - Addendum to the Noise & Vibration Assessment</p>	<p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval. This is the initial Staging Report for the Project.</p> <p>The updated CNVMSP Revision 6 was submitted to the Department on 26/07/2023.</p>	Compliant
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.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p> <p>Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 04/05/2023 RCC</p> <p>Letter 17/07/2023 AcousticWorks-MBB re: Acoustic fence at Southern boundary</p> <p>Letter 26/07/2023 SINS-DPE re: Update Plans in accordance to Condition A13 – Addendum to the Noise & Vibration Assessment dated 18/07/2023</p> <p>Post Approval (DPE Portal) submission of Updated plan - Addendum to the Noise & Vibration Assessment</p>	<p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p> <p>The revision of the CNVMSP was the outcome of consultation conducted with the owners of the adjacent properties.</p>	Compliant

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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	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p> <p>Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 04/05/2023 RCC</p> <p>Letter 17/07/2023 AcousticWorks-MBB re: Acoustic fence at Southern boundary</p> <p>Letter 26/07/2023 SINS-DPE re: Update Plans in accordance to Condition A13 – Addendum to the Noise & Vibration Assessment dated 18/07/2023</p> <p>Post Approval (DPE Portal) submission of Updated plan - Addendum to the Noise & Vibration Assessment</p>	<p>The Staging Report has been prepared by DFP Planning Consultant for the project, outlining the planned sequence of delivery for the operation of the Project in four (4) distinct stages.</p> <p>The initial indicative timing of operation is Quarter 3, 2023, which will include Building 3 & 4, waste storage collection area, a new main switchboard, and landscaping.</p> <p>Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p> <p>The Project is still in construction hence, implementation of Staging Report for operation is not yet triggered.</p>	Not triggered
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Crown Certificate (CRO-22026) issued on 15/02/2022.</p> <p>Structural Design Certificate KPS for Building 1,3 & 4, 10/03/2022</p> <p>All Crown Certificates issued for the Project</p>	<p>The issue of Crown Design Verification Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	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	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Crown Certificate (CRO-22026) issued on 15/02/2022.</p> <p>Aconex transmission from BMG to RCC re KPS B4 External Walls and Finishes</p>	<p>The issue of Crown Design Verification Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	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:	<p>Site Inspection and Interview with auditees on 07/08/2023.</p>	<p>The issue of Crown Design Verification Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	Letter to BMG from RCC dated 18/03/21. Crown Certificate (CRO-22026) issued on 15/02/2022. Aconex transmission from BMG re external walls and finishes Email 19/05/2022 Certifier-RCC re: Acceptance of external walls and finishes by the Certifier Wall System Disclosure Certificate dated 19/05/22: <ul style="list-style-type: none"> External Wall System Disclosure Statement (Design) External Wall Components (Type A and B Construction) 	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Site Inspection and Interview with auditees on 07/08/2023. CEMP and sub-plans (B15, B16, B17, B18, B19, B20, B21)	The project plans appear to reference the current versions of guidelines, protocols, Standards or policies.	Compliant
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them	Site Inspection and Interview with auditees on 07/08/2023. Noise and Vibration Management Plan Rev 4 December 2022	Refer to A3.	Compliant
Monitoring and Environmental Audits				
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or environmental management or impact of the development</i>	Site Inspection and Interview with auditees on 07/08/2023. Noise and vibration Management Plan revision 4 Appendix C Sound Monitoring Compliance Report December 2022. KPS Noise and Vibration Monitoring Compliance April 2023, 30/05/2023 by ENV Solutions	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. This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements	Compliant
Access to Information				
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (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;	Site Inspection and Interview with auditees on 07/08/2023. Website: https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab	The Project website contains: a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website. (iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken. (vi) Current project updates provided on website (last posted dated June 2023).	Compliant

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	<p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a Complaints Register updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to any recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>		<p>(vii) Contact details provided for feedback, questions, and comments [schoolinfrastructure@det.nsw.edu.au].</p> <p>(viii) Complaints register updated to June 2023 found on website.</p> <p>(ix) The audit report (IA2) and response to findings are available on the website</p> <p>(x) No other matter required by the Planning Secretary</p> <p>(b) The updated CEMP and sub-plans are posted</p>	
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Site induction Presentation updated in 3/8/2023.</p> <p>Project Site Induction records in Hammertech sighted evidence personnel inducted during audit period.</p> <p>Site Induction Kingscliff Hammertech 13/07/2023 by RCC</p>	Project induction agenda includes all relevant requirements i.e., white card and industry licenses.	Compliant
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<p>Letter 3/08/2023 SINSW_DPE re: Notification of incident in accordance with Condition A25 – electrical fault</p> <p>Post Approval (DPE Portal) 3/08/2023 submission of notification of incident relating to electrical fault</p>	<p>SINSW promptly notified the Department on the day of the incident regarding an electrical fault 3/8/23. This action aligns with the requirements of the condition.</p> <p>The incident occurred during the process of connecting the new school to the main power. The contractor has taken immediate action to disconnect the new school and is allocating resources towards resolving the issue at the existing public school.</p> <p>SINSW submitted an incident notification to the Department on 3/08/2023.</p>	Compliant
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	<p>Letter 3/08/2023 SINSW_DPE re: Notification of incident in accordance with Condition A25 – electrical fault</p> <p>Post Approval (DPE Portal) 3/08/2023 submission of notification of incident relating to electrical fault</p>	The 7 day incident report is not covered by this audit period.	Not triggered
Non-compliance Notification				
A27	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning	Site Inspection and Interview with auditees on 07/08/2023.	No non-compliances were reported during the audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Secretary through the major project's portal within seven days after they identify any non-compliance.	<p>NC with C4 & C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal.</p> <p>NC with C4 & C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal.</p> <p>NC with A23 & B38 (the project team became aware of these on 16/8/22) notified DPE on 23/8/22 via major project portal</p> <p>Independent Audit Report (IA2), 06/03/2023</p> <p>Letter 16/03/2023 SINSW-DPE re: Submission and Response to IA2 -NC</p>	The non-compliances recorded in the IA2 audit report were previously notified to the Department through the major project portal. The audit report for IA2 was submitted on 6/3/23 and response to audit findings on the 16/3/23. For more details on the previous NCs please refer to the IA2.	
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>NC with C4 & C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal.</p> <p>NC with C4 & C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal.</p> <p>NC with A23 & B38 (project team became aware of these on 16/8/22) notified to DPE on 23/8/22 via major project portal</p>	<p>No non-compliances were reported during the audit period.</p> <p>The non-compliances recorded in the IA2 audit report were previously notified to the Department through the major project portal. The audit report for IA2 was submitted on 6/3/23 and response to audit findings on the 16/3/23. For more details on the previous NCs please refer to the IA2.</p>	Not triggered
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Site Inspection and Interview with auditees on 07/08/2023.	Not triggered	Not triggered
Review of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <p>(a) Deleted as per Mod-1</p> <p>(b) the submission of an incident report under condition A26;</p> <p>(c) the submission of an Independent Audit under condition C37 or C38;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Letter 17/05/2023 SINSW-DPE re: Re-submission of CNVMSP and CCS</p> <p>General Correspondence 22/03/2023 MBB-Certifier re: Notification that management plans will undertake review by 17/06/2023</p> <p>Letter 19/06/2023 SINSW-DPE re: Notification of review is being undertaken of strategies, plans and programs</p> <p>Email 19/06/2023 DPE-SINSW re: Acknowledgement of submission of notification of review undertaken of strategies, plans and programs</p> <p>Updated management plans:</p> <ul style="list-style-type: none"> - B15 Construction Environmental Management Plan Kingscliff Public School 	CEMP and sub-plans were updated during this audit period and relevant parties notified of review.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Redevelopment SSD-8378620 Rev 4, 13/07/2023</p> <ul style="list-style-type: none"> - B16 Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 10, 13/07/2023 - B17 Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 4/05/2023 - B18 Construction Waste Management Sub Plan (CWMSP) Rev 4, 20/07/2023 - B19 Construction Soil and Water Management Plan Rev 5, 19/07/2023 - B23 Construction Worker Transportation Strategy 10 October 2022 Rev 2 <p>Independent Audit Report (IA2), 06/03/2023</p> <p>Letter 16/03/2023 SINSW-DPE re: Submission and Response to IA2 -NC</p>		
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>Updated management plans were submitted to the Department as per A30</p>	CEMP and sub-plans were updated during this audit period and submitted to relevant parties within 6 weeks of review.	Compliant
Compliance Reporting				
A32	Deleted as per Mod - 1			
A33	Deleted as per Mod - 1			
A34	Deleted as per Mod - 1			
A35	Deleted as per Mod - 1			
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.	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Letter to DPE dated 10/06/22 advising construction commencement date of 13/06/22</p>	<p>Documentation indicates compliance with the CoC</p> <p>No changes were identified in this condition during the audit period.</p> <p>Project still in construction phase</p>	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.	<p>Interview with auditees, 07/08/2023</p> <p>Staging Report for KPS, 7/07/2023 by DFP Planning Consultant</p> <p>Letter 10/07/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Email 12/07/2023 DPE-SINSW re: Acknowledgement receipt of the submission of Staging Report</p>	<p>The Project is to be staged in its operation. Staging Report was submitted to the Department on 12 July 2023 and is now awaiting the Department's approval.</p> <p>The initial indicative timing of operation is Quarter 3, 2023, which will include Building 3 & 4, waste storage collection area, a new main switchboard, and landscaping.</p> <p>Notice of commencement for Building 3 & 4 and other areas indicative timing is Quarter 3 2023.</p>	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 practicing Structural Engineer that demonstrates compliance with this development consent.	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aconex transmission from RCC to BMG dated 16 May 2022</p> <p>Structural Design Certificate SSDA_03_220310 dated 10/03/22.</p> <p>KPS – Construction Register dated 15/07/22</p>	<p>Compliance with relevant requirements has been verified by the Principal Certifier</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	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.	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Letter from SINSW to DPE dated 19/05/22 "Kingscliff Public School (SSD 83786290): Submission Certifier Acceptance in accordance with Condition B4</p> <p>Certification dated 19/05/22 for External Wall System Disclosure Statement (Design) and External Wall Components (Type A and B Construction)</p> <p>Email from DPE to SINSW dated 23/05/22 acknowledging receipt of Kingscliff PS 8378620 – Submit B4</p>	<p>Compliance with relevant requirements has been verified by the Principal Certifier</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice</p>	Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> 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; 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; submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Public Infrastructure Condition / Dilapidation Report 25/02/22</p> <p>SINSW Post Approval Consultation Record with Council for public infrastructure along Orient and Sutherland Street</p> <p>Dilapidation video</p>	<p>No request from DPE for a copy of the Pre-construction Dilapidation Report was made during the audit period.</p> <p>Documentation demonstrates compliance with CoC</p> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Aconex transmission from RCC to BMG		
Pre-construction Survey – Adjoining Properties				
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential or commercial buildings that are likely to be impacted by the development.	Site Inspection and Interview with auditees on 07/08/2023 Offers of Pre-construction Inspection dated 25/2/22	Evidence demonstrates compliance with CoC No change during audit period	Compliant
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Site Inspection and Interview with auditees on 07/08/2023 Letter of offer to residents from Childs Property Inspections dated 25/02/22 d. Website www.childspropertyinspections.com.au	Website indicates more than 24 years in undertaking dilapidation surveys and reports by the expert Evidence demonstrates compliance with CoC	Compliant
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (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; (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.	Site Inspection and Interview with auditees on 07/08/2023 Letters of offer to surrounding residents (01/02/2022) for pre-construction inspections Aconex transmission from RCC to BMG including property dilapidation reports. Dilapidation Reports for relevant properties SINSW Post Approval Consultation Record Internal RCC emails dated 07/03/22 and 08/03/22	Letters of offers of pre-construction surveys were sent to: <ul style="list-style-type: none">• 5 Sutherland Street• 7 Sutherland Street• 9 Sutherland Street• 11 Sutherland Street• 1/30 Orient Street• 2/30 Orient Street No record of request from DPE to provide a copy of Pre-Construction Survey Report Evidence demonstrates compliance with CoC No change during audit period	Compliant
Community Communication Strategy				
B9	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: 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	Site Inspection and Interview with auditees on 07/08/2023 SINSW email confirming submission of CCS to DPE on 12/05/22 DPE Approval of CCS 01/06/22 KPS Community Communication Strategy (CCS) Rev 3 dated 3/4/2023. Letter 17/05/2023 SINSW-DPE re: Re-submission of CNVMSP and CCS	DPE approval of 01/06/22 notes that the CCS was: <ul style="list-style-type: none">• prepared in consultation with Tweed Shire Council and the local community;• reviewed by School Infrastructure NSW and no issues have been raised with the Department; and• prepared to contain the information required by the corresponding condition of consent. Submission of the original CCS to DPE on 12/5/22 satisfies CoC requirement.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> 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. e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage 			
Ecological Sustainable Development				
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or b) seeking approval from the Planning Secretary for an alternative certification process 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Green Star advice that KPS is registered for Green Star – Design & As Built v1.3 on 22/12/21.</p> <p>Aconex transmission from MBB to BMG and RCC dated 04/05/22 confirming Green Star registration</p>	<p>Documentation demonstrates compliance with CoC B10 (a)</p> <p>No change during audit period</p>	Compliant
Heritage Photographic Archival Recording				
B11	<p>Prior to the commencement of demolition of the Kingscliff Public School Building, a photographic archival record of the external and internal areas of the building and all other elements of significance on the site identified in the Historical Heritage Assessment prepared by Indigeco must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition of the Kingscliff Public School Building</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Indigeco KPS Photographic Archival Report May 22</p> <p>CR3_RAW images May 2022</p> <p>Letter to DPE dated 24/05/22 advising submission of Heritage Photographic Archival Recording in accordance with CoC B11</p> <p>Email from MBB to Council dated 24/05/22 with link to relevant documents for the archival recording.</p> <p>Advice from DPE dated 25/05/22 confirming receipt of documents pertaining to CoC B11</p>	<p>Documents demonstrate compliance with CoC</p> <p>No change during audit period</p>	Compliant
Outdoor Lighting				
B12	<p>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.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction schedule</p>	<p>Not yet triggered during this audit.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice</p>	Not Triggered
Demolition				
B13	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aconex transmission from RCC to BMG dated 04/05/22 attaching evidence of compliance for CoC B13 and CoC B36</p>	<p>Documentation demonstrates compliance with CoC B13</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		DEMEX Demolition Management Plan for KPS dated 21/09/21. Letter to DPE dated 25/05/22 from SINSW. Notification from DPE to SINSW confirming receipt of Demolition Plan Letter from DEMEX to BMG dated 09/03/22 confirming that Garren Holdsworth is a suitable to manage demolition works at KPS and works will comply with AS2601-2001 RCC B13 Review Table		
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). <i>Note:</i> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.Dlanninaoortal.nsw.aov.au/maior-Droiects/assessment/oost-aDDroval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<ul style="list-style-type: none"> B15 Construction Environmental Management Plan Kingscliff Public School Redevelopment SSD-8378620 Rev 4, 13/07/2023 , RCC B16 Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 10, 13/07/2023, RCC B17 Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 4/05/2023, RCC B18 Construction Waste Management Sub Plan (CWMSPP) Rev 4, 20/07/2023, RCC B19 Construction Soil and Water Management Plan Rev 5, 19/07/2023, RCC B23 Construction Worker Transportation Strategy 10 October 2022 Rev 2, RCC 	The CEMP (section 1.4) includes a statement that it has been prepared having regard to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPE April 2020) and this and the other plans appear to be generally consistent with the Guideline	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: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9	Site Inspection and Interview with auditees on 07/08/2023 Construction Environmental Management Plan Kingscliff Public School Redevelopment SSD-8378620 Rev 4, 13/07/2023, RCC Aconex dated 16 May 2022 of CEMP and sub plans to Certifier	Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information under conditions B15 and B23 of SSD-8378620 Documentation demonstrates compliance with CoC.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(g) Construction Soil and Water Management Plan (see condition B19); and</p> <p>(h) Biodiversity Management Sub-Plan (see condition B20)</p>			
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared to the satisfaction of Council's Traffic and Transport Manager and TfNSW; and</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(d) address potential cumulative construction impacts of nearby construction projects, including Tweed Valley Hospital Development and Kingscliff Public School Redevelopment, and include provisions to ensure that work activities are coordinated to minimise impacts on the surrounding road network; and</p> <p>(e) detail heavy vehicle routes, access and parking arrangements</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 10, 13/07/2023, RCC</p>	<p>Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information under conditions B15 and B23 of SSD-8378620</p> <p>The following are noted:</p> <ul style="list-style-type: none"> Appendix H includes details of email correspondence between RCC, Tweed Shire Council and TfNSW Appendix G contains details of qualifications of Rene Certeza Appendix H is the Heavy Vehicle Driver Code of Conduct Section 3.2 of the plan details measures to be adopted to ensure road safety and network efficiency. Section 12.15 addresses potential cumulative impacts of other nearby projects <p>Section 12.17 addresses heavy vehicle and delivery plant haulage route Documentation demonstrates compliance with CoC.</p> <p>CTMSP revised during audit period</p>	Compliant
B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) address the recommendations of the Noise and Vibration Impact Assessment dated 6 May 2021 and prepared by Acoustic Works;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009)</p> <p>(d) describe the measure to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B17(e);</p> <p>(g) include a complains management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program to monitor and report to the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Noise and Vibration Management Sub Plan (CNVMSP) Rev 6, 4/05/2023, RCC</p> <p>Letter 17/05/2023 SINSW-DPE re: Re-submission of CNVMSP and CCS</p>	<p>Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information.</p> <p>Table 1 of the CNVMP demonstrates compliance with CoC B17</p> <p>CNVMP revised during audit period</p>	Compliant
B18	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following.</p> <p>a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Waste Management Sub Plan (CWMSWP) Rev 4, 20/07/2023, RCC</p>	<p>Letter from DPE to SINSW acknowledges receipt of CWMSWP and supporting sub-plans for information.</p> <p>Table 1 of the CWMSWP demonstrates compliance with CoC B18</p> <p>CWMSWP revised during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>			
B19	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following.</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(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';</p> <p>(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 as set out in section 13 of the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 12 Orient Street, Kingscliff NSW 2487, dated August 2021 and prepared by Douglas Partners;</p> <p>(e) provide a plan of how all construction works will be managed in a wet-weather event (i.e., storage of equipment, stabilisation of the site);</p> <p>(f) detail all off-site flows from the site; and</p> <p>(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</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Soil and Water Management Plan Rev 4, Sep 2022, RCC</p>	<p>The BMSP has been generally prepared in accordance with B20, as referenced below.</p> <p>(a) it was prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) it includes measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site</p> <p>(c) it describes all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the 'Blue Book'</p> <p>Note – acid sulphate soils not encountered on site.</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p> <p>Table 1 of the CBMSP demonstrates compliance with CoC B19</p> <p>No change during audit period</p>	Compliant
B20	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(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 6 May 2021 and set out how these areas will be protected from construction impacts; and</p> <p>(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</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Biodiversity Management Sub-Plan (CBDMSP) dated May 2022</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Biodiversity Management Sub-Plan</p> <p>Tree Impact Assessment Report dated July 2022</p> <p>Email from DPE to SINSW acknowledging receipt of the BDMSP.</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Biodiversity Management Sub-Plan</p>	<p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>No change during audit period</p>	Compliant
B21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of</p>	<p>The Code of Conduct is presented to plant operators at site induction via "Sign to Accept" form. Acceptance of the form is mandatory.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	CEMP and Sub-plans including Driver Code of Conduct Site Induction – Driver Code of Conduct CTPMP – Appendix F – Heavy Vehicle Driver Code of Conduct Email from DPE to SINSW acknowledging receipt of the CTPMP. Updated CTMP Traffic controller maintains heavy vehicle register at gate	The Code: <ul style="list-style-type: none"> requires all drivers to obey all signs, directions and instructions. prohibits use of engine breaks in residential areas requires drivers to operate within legal requirements including load limits. requires loads to be covered. requires drivers to use specified routes. requires drivers to follow road rules and to be courteous to other road users. The documentation demonstrates compliance with the CoC. No change during audit period	
Construction Access Arrangements				
B22	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: <ol style="list-style-type: none"> all vehicles must enter and leave the site in a forward direction. 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, is in accordance with the latest version of AS 2890.2; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed. 	Site Inspection and Interview with auditees on 07/08/2023 Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Worker Transportation Strategy (CWTS) Email from DPE to SINSW acknowledging receipt of the CWTS. Construction Worker Transportation Strategy (March 2022)	Section 2 of the CWTS addresses worker parking arrangements. The strategy has designated streets surrounding the construction site as “no construction parking zones”. The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22). Revised plans were submitted to DPE on 11 January 2023 (PA-21) WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice	Compliant
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 streets or public parking facilities and impact on drop-off and pick-up zones. A copy of the strategy must be provided to the Planning Secretary for information.	Site Inspection and Interview with auditees on 07/08/2023 DPE acknowledgement of lodgement 20 April 2022 Aconex transmission from RCC to MMG dated 16 May 2022 Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21: B23 Construction Worker Transportation Strategy 10 October 2022 Rev 2	The Strategy details the provision of sufficient parking facilities and other travel arrangements for construction workers in order to minimise demand for parking in nearby streets or public parking facilities and impact on drop-off and pick-up zones. A copy of the strategy was provided to the Planning Secretary for information. The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22). Revised plans were submitted to DPE on 11 January 2023 (PA-21) Compliance with relevant requirements will be verified by the Principal Certifier	Compliant
Aboriginal Heritage Management Plan				
B24	Prior to the commencement of construction, the Applicant must prepare an Aboriginal Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must: <ol style="list-style-type: none"> be prepared by suitability qualified and experienced persons; be prepared in consultation with Registered Aboriginal Parties; 	Site Inspection and Interview with auditees on 07/08/2023 Aboriginal Cultural Heritage Management Plan (May 2022)	DPE advice of 12/05/22 notes that the revised ACHMP: <ul style="list-style-type: none"> was reviewed by the Applicant and no issues were raised; was prepared by suitably qualified and experienced persons; was consulted with the Registered Aboriginal Parties relevant to the local area; and 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) include a methodology for an archaeological excavation program of the site with consideration to understanding site characteristics and local and regional prehistory;</p> <p>(d) include a description of the measures that would be implemented for:</p> <ol style="list-style-type: none"> i. protecting the Aboriginal heritage items identified within the project footprint or items located outside the approved development footprint, including fencing off the Aboriginal heritage items prior to commencing construction; ii. salvaging and relocating the Aboriginal heritage items located within the approved development footprint; iii. salvaging, relocating, or avoiding any Aboriginal heritage items located within the approved development footprint identified during test excavations of the site; iv. include updated baseline mapping of the heritage items within and adjoining to the development disturbance area; v. include updated mapping of all areas that have been and will be subject to monitoring, test excavations, and salvage excavations. vi. include conservation options for the mitigation and avoidance to impacts on Aboriginal Heritage Information Management Systems registered sites situated within and outside the project footprint vii. prepare a methodology outlining when Registered Aboriginal Parties must be notified of changes to the Aboriginal Heritage Management Plan viii. include a procedure for assessing significance of Aboriginal Objects identified during the monitoring, test excavations, and salvage excavation and ensure that the management and mitigation measures are considered for all sites, and with special consideration for those of high significance; and ix. a strategy for the long term management of any Aboriginal heritage items or material collected during the test excavation or salvage work 	<p>Letter to DPE dated 13/04/22 from SINSW re submission of ACHMP.</p> <p>Letter from DPE to SINSW dated 12/05/22 advising that the ACHMP Rev7 meets COC B24 requirements</p>	<ul style="list-style-type: none"> • contains the information required under condition B24 of the consent. <p>No change during audit period</p>	
Operational Waste Storage and Processing				
B25	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ol style="list-style-type: none"> (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold-water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Drawing KPS-H40.01 Rev 4 14/09/2022</p> <p>Drawing A-X-0913 Rev 1, 18/05/2023 by BIM</p> <p>General Correspondence 15/03/2023 RCC-ACOR re: Verification on the design of waste collection area complies with Condition A25</p> <p>General Correspondence 16/05/2023 RCC-Bickerton Masters Architecture re: assessment of design for waste collection area</p> <p>General Correspondence 20/05/2023 RCC-Certifier re: Verification with the Certifier design for waste collection area (compliance with B 25)</p>	<p>Drawing KPS-H40.01 added the waste storage area on the Project.</p> <p>Drawing A-X-0913 provides details for added double swing gate for waste collection area.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	Compliant
Operational Noise – Acoustic Barrier				
B26	<p>Prior to the installation of the acoustic barrier recommended in the Noise and Vibration Impact Assessment, dated 6 May 2021 and prepared by Acoustic Works, the following must be submitted to the Certifier.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p>	<p>a) Plans and specification were sighted under drawings A-X-0112 Site Plan and KPS-H10.00 Hydraulic Services Site Plan</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) plans and specifications of the proposed barrier;</p> <p>(b) details of how the design of the barrier has taken into consideration the existing water main and Development Design Specification D15 Work in Proximity (Tweed Shire Council); and</p> <p>(c) written approval for the works from the water authority</p>	<p>Drawing A-X-0112 Site Plan Rev 11 20/12/2022 BIM</p> <p>Drawing KPS-H10.00 Hydraulic Services Site Plan Rev 8, 25/03/2022 BIM</p> <p>General Correspondence 16/05/2023 RCC-ACOR re: Consultation with ACOR relating to the design of acoustic barrier in consideration with existing water main.</p> <p>Email 20/05/2023 RCC-WaterNSW re: Seeking approval from water authority prior to installation of acoustic barrier (with attachments)</p> <p>General Correspondence 19/06/2023 RCC-MBB re: Submission of requirements under B26</p> <p>Major Project portal receipt indicating Addendum to Noise and Vibration Assessment dated 18/7/23 has been submitted seeking amendment to the Acoustic Vibration Assessment Report under A13</p>	<p>b)sighted submission and consultation with ACOR for the details and design of the acoustic barrier, taking into consideration the existing water main..</p> <p>c)sighted submission requesting for approval from the water authority</p> <p>During the site inspection, it was observed that the Acoustic barrier partly constructed.</p> <p>SINSW has applied under A13 to amend the Acoustic Vibration Assessment Report to delete the portion of the acoustic barrier not yet constructed</p>	
Operational Noise – Design of Mechanical Plant and Equipment				
B27	<p>Prior to installation of mechanical plant and equipment:</p> <p>(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 6 May 2021 and prepared by Acoustic Works must be undertaken by a suitably qualified person; and</p> <p>(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 6 May 2021 and prepared by Acoustic Works</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Acoustic Design Certificate KPS 16/09/2021 issued by Acoustic Logic</p> <p>Noise and Vibration Impact Assessment KPS – Acoustic Report Rev R01F 6/05/2021 by Acoustic Works</p> <p>Certificate of Design Mechanical Services KPS 1/04/2022 issued by ACOR</p> <p>General Correspondence 14/05/2023 RCC-ACOR Consultant re: Operational Noise B27 KPS</p> <p>General Correspondence 3/06/2023 RCC-Certifier re: Submission of requirement under B27 to the Certifier</p>	<p>Prior to installation of mechanical plant and equipment the following were prepared</p> <p>a) Noise and Vibration Impact Assessment for KPS was prepared by Acoustic Works and issued a Design Certificate by ACOR Consultant</p> <p>b) Requirements under this condition were submitted to the Certifier on 3 June 2023.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	Compliant
Parking Restriction on Orient Street – North				
B28	<p>Prior to commencement of line marking or street sign works, the Applicant must submit plans to the satisfaction of the relevant road authority for the proposed signposting and line marking works. The plans must be submitted to the Planning Secretary for information and include the proposed works set out in the EIS as amended in the Response to Submissions, including signage and line marking at the Orient Street and Sutherland Street intersection to discourage unsafe vehicular stopping and minimise congestion.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22.</p>	<p>The CTPMSP addresses the requirements of the CoC.</p> <p>The Orient Street / Sutherland Street intersection specifics are addressed in Appendix B</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Note:</p> <ul style="list-style-type: none"> Approval must be obtained for roadworks under section 13B of the Roads Act 1993 All costs associated with the proposed road 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 138 of the 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 	<p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan)</p> <p>Email from DPE to SINSW acknowledging receipt of the TPMP.</p>	<p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p> <p>Works not yet commenced</p>	
Parking Restrictions on Orient Street – South				
B29	<p>Prior to the commencement of line marking or street sign works, or other timeframe agreed by the Planning Secretary, the Applicant must undertake consultation with Council in relation to the implementation of parking restriction signposting on the southern end of Orient Street adjoining the on-site car park. If the parking restriction signposting is not supported by Council, evidence of Council's advice must be submitted to the Certifier.</p> <p>Note:</p> <p>Approval must be obtained for roadworks under section 138 of the Roads Act 1993</p> <p>All costs associated with the proposed road upgrade works must be borne by the Applicant.</p> <p>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the 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.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22.</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan)</p> <p>Email from DPE to SINSW acknowledging receipt of the TPMP</p>	<p>Appendix H of the CTPMSP includes advice from Tweed Shire Council that no fee or Council approval is required</p> <p>Works not yet commenced</p>	Not triggered
Parking on Sutherland Street				
B30	<p>Prior to commencement of construction of additional on-streetcar parking spaces, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority and provide a copy to the Planning Secretary for information for the construction of nine on-street car parking spaces on the western side of Sutherland Street as set out in the Response to submissions.</p> <p>Note:</p> <ul style="list-style-type: none"> Approval must be obtained for roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road 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. 	<p>Site Inspection and Interview with auditees on 07/08/2023.</p> <p>External Works Arboricultural Impact Assessment Report for KPS 22/11/2022 prepared by Annika Halliman Arbor Ecological</p> <p>Drawing No. A-X-0130 Staging Diagram – Pedestrian Works Rev 1 30/09/2022 by BIM</p> <p>Drawing No. A-X-0127 Staging Diagram – Pedestrian Works Rev 4 19/05/2023 by BIM</p> <p>Email 8/10/2022 RCC-Tweed Shire Council re: Confirmation of the Pedestrian infrastructure design/plan with council</p> <p>Application for Driveway Access Property 21/03/2023 applied by RCC to Tweed Shire Council</p>	<p>S138 approvals not yet received from Council.</p> <p>Works not yet commenced</p>	Not triggered
Pedestrian Infrastructure Works				
B31	<p>Prior to the commencement of construction of pedestrian infrastructure upgrades, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority for proposed pedestrian infrastructure upgrade works and provide a copy to the Planning Secretary for</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p>	<p>S138 approvals not yet received from Council.</p> <p>Works not yet commenced.</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>information. The works must include the proposed works set out in the EIS as amended in the Response to Submissions, including:</p> <p>(a) Widening the pathway on the western side of Sutherland Street adjoining the proposed bus zone;</p> <p>(b) New pedestrian crossing on Orient Street, north of Omar Street;</p> <p>(c) Approximately 360-metre-long shared pathway on the western side of Orient Street between Viking Street and Omar Street; and</p> <p>(d) Approximately 130 metre shared pathway on the eastern side of Orient Street between Viking Street to the existing footpath to the south of the school</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> Approval must be obtained for roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road 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 	<p>External Works Arboricultural Impact Assessment Report for KPS 22/11/2022 prepared by Annika Halliman Arbor Ecological</p> <p>Drawing No. A-X-0130 Staging Diagram – Pedestrian Works Rev 1 30/09/2022 by BIM</p> <p>Drawing No. A-X-0127 Staging Diagram – Pedestrian Works Rev 4 19/05/2023 by BIM</p> <p>Email 8/10/2022 RCC-Tweed Shire Council re: Confirmation of the Pedestrian infrastructure design/plan with council</p> <p>Application for Driveway Access Property 21/03/2023 applied by RCC to Tweed Shire Council</p>		
Utilities, Services and Stormwater				
B32	<p>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:</p> <p>(a) Be designed by a suitably qualified and experienced persons.</p> <p>(b) Be generally in accordance with the conceptual design in the RIS.</p> <p>(c) Be in accordance with applicable Australian Standards</p> <p>(d) Be prepared to the satisfaction of Council.</p> <p>(e) Ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Letter from Tweed Shire Council dated 18 January 2022 including Notice of Determination of Application No SWD21/0456</p> <p>Letter from Tweed Shire Council dated 03/06/22 including attached approved Stormwater Plans as amended</p>	<p>Submitted to the Certifier on 7 June 2022.</p> <p>Documentation demonstrates compliance with CoC.</p> <p>Submitted as part of CC1 submitted to the Certifier.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice</p>	Compliant
B33	<p>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 be obtained from Council/the Water Supply Authority</p> <p><i>Notes:</i></p> <p><i>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.</i></p> <p><i>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</i></p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Letter from Tweed Shire Council to SINSW including Notice of Determination of Application No SWD221/0456</p>	<p>The Notice of Determination includes:</p> <ul style="list-style-type: none"> Approval for erosion and sediment control works to be undertaken in accordance with details shown in the S68 application. Requirement for stormwater drainage works to be carried out in accordance with approved drawings. <p>Documentation demonstrates compliance with CoC</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p>	Compliant
B34	<p>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 service provider that they have agreed to the proposed works must be submitted to the Certifier prior to the commencement of those works.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aconex transmission from RCC to BMG dated 07/06/22.</p> <p>Letter from Tweed Shire Council to RCC dated 03/06/22 approving amended Stormwater plans</p>	<p>Documents were submitted to Certifier prior to commencement of the works</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Submission plans and documents		
B35	<p>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 to ensure there will be no conflict between the proposed development and existing infrastructure.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Council advises that: <ul style="list-style-type: none"> ○ 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 pretreatment 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. 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aconex transmission from RCC to BMG dated 20 May 2022</p> <p>Site survey by B & P Surveys November 2019</p>	<p>The survey report identifies location of sewer main, stormwater lines, electricity cables and other infrastructure</p> <p>No change during audit period</p>	Compliant
Hazardous Materials Management Plan				
B36	<p>Prior to the commencement of construction, the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <ol style="list-style-type: none"> (a) Address the recommendation in the Hazardous Materials Survey Kingscliff Public School, 12 Orient Street Kingscliff, NSW, dated March 2020 and prepared by Hazmat Services; (b) Provide details of management of risks associated with demolition work and for any remaining in-situ hazardous materials located in the site; (c) Include details of a designated storage and handling area for all hazardous and/or dangerous goods which is designed in accordance with the following requirements: <ol style="list-style-type: none"> i. Contains a roof and a sealed floor. ii. Contains bunding and is capable of holding 110% of the largest container stored iii. Not located on land subject to flooding; and (d) Comply with the relevant NSW Legislation, Codes and Practice and Australian Standards 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Hazardous Material Management Plan (CHMMP) revision 1 09/03/2022</p> <p>Submitted to Certifier on 19 December 2022.</p> <p>Hazardous Materials Survey, March 2020</p>	<p>Table 1 of the CHMMP indicates compliance with the requirements of CoC B36</p> <p>The plan was reviewed and updated on 1/12/2022 revision 1 and plan was submitted to the Certifier on 19 December 2022.</p> <p>No change during audit period</p>	Compliant
Dewatering Management Plan				
B37	<p>Prior to the commencement of construction, a Dewatering Management Plan must be prepared by a suitably qualified and experienced person and submitted to the Certifier that:</p> <ol style="list-style-type: none"> (a) Consider 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. 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aconex transmission from RCC to BMG dated 18 May 2022</p> <p>Dewatering Management Plan (DMP) dated 22/03/22</p>	<p>Preparation of the DMP included review of the subject Douglas Partners reports.</p> <p>It was developed with reference to:</p> <ul style="list-style-type: none"> • Tweed Shire Council dewatering in the Tweed Guideline • Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018): <p>Site Plans in Attachment 1 of the DMP provide information required by CoC B37 (c), (d), (f) and (g)</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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</p> <p>(e) Details the point of discharge and 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.</p> <p>(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</p> <p>(g) Consider the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 12 Orient Street, Kingscliff NSW 2487, dated August 2021 and prepared by Douglas Partners and the Preliminary Geotechnical Investigation Proposed School Structures, Kingscliff Primary School, Orient Street, Kingscliff dated April 2020 and prepared by Douglas Partners.</p> <p><i>Note:</i></p> <p><i>All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.</i></p> <p><i>All water pumped from the site in the dewater process is to be treated with an effective deodoriser to neutralise any offensive odours.</i></p> <p><i>Pumped used for dewatering operations are to be electrically operated</i></p>		<p>Documentation demonstrates compliance with the CoC.</p> <p>No dewatering conducted onsite.</p> <p>No change during audit period</p>	
Contamination				
B38	<p>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:</p> <p>(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 <i>Contaminated Land Management Act 1997</i> and Council's Pre-Demolition Testing Guideline; and</p> <p>(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</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Pre-Demolition Testing Report, October 2021</p> <p>The investigation was undertaken in accordance with:</p> <p>Pre-Demolition Testing Guideline (TSC, 2013)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (as amended 2013) (NEPC 2013)</p> <p>Regional Policy for the Management of Contaminated Land (Northern Rivers Regional Council's 2007)</p> <p>Consultants Reporting on Contaminated Sites (Contaminated Land Guidelines) (NSW EPA, 2020)</p> <p>AS 4482.1-2005 Guide to the sampling and investigation of potentially contaminated soil – non-volatile and semi-volatile compounds (Australian Standard 2005)</p>	<p>Pre-Demolition Testing Report, October 2021</p> <p>No change during audit period, testing completed</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		The report states that the investigation was undertaken by Environmental Scientists Ben Pieterse and Joshua Stainlay. Subsequent to the IA1 site inspection, the Report was reviewed by Joe Pedicini (EP) Certification Number (Site Assessment and Management; CP SAM): SC40082		
B39	Where site investigations undertaken under condition B38 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 must be approved by an EPA accredited Site Auditor. The unexpected finds procedure must be implemented throughout duration of project work.	Site Inspection and Interview with auditees on 07/08/2023 Pre-Demolition Testing Report, October 2021	No contaminants were identified during the investigation	Not triggered
B40	The Application 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	Interview with Auditees 07/08/2023 Pre-Demolition Testing Report, October 2021	No pre-existing contamination	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 and Interview with auditees on 07/08/2023 Refer to Photos Appendix F.	The site notices were displayed on all construction gates (see site photos in Appendix F). 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, operated in a proper and efficient manner and be below a critical height of 154.5 metres AHD	Site Inspection and Interview with auditees on 07/08/2023 RCC Equipment Inductions Register sighted including new inductions dated 1 January to 8 February 2023 e.g., records of excavator 08/02/2023 BH902 Sighted Hammertech records No cranes higher than buildings observed on site at time of inspection	The RCC equipment Inductions Register includes the following information for each item of plant and equipment on the site: <ul style="list-style-type: none"> Date Name of equipment item Category Subcontractor details ID (if applicable) Current site status Item make and model. Registration / Plan number Serial No. Date of last service Date for next service No plant item on the register will exceed 154.5 metres in height	Compliant
Demolition				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	Site Inspection and Interview with auditees on 07/08/2023 Letter from DEMEX dated 03/06/22 confirming that demolition works will comply with the demolition work plans required by AS 2601-2001, the demolition of structures.	Work carried out under NSW Demolition Licence No AD13349 which is valid until 21/10/23 No demolition work during audit period	Not Triggered
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.	Site Inspection and Interview with auditees on 07/08/2023 Site inspection photos 1, 2 and 3 07/08/2023, Appendix F Site – Drivers Code of Conduct NC with C4 & C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal. NC with C4 & C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal No complaints about work outside of hours approved July 2023 complaints register	Works carried out during standard hours No noise complaints during audit period	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.	Site Inspection and Interview with auditees on 07/08/2023 Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Upgrade, Richard Crookes Constructions, December 2022 Interview with auditees, 07/08/2023 NC with C4 & C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal. NC with C4 & C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal No complaints about work outside of hours approved	Extended hours not utilised	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	Site Inspection and Interview with auditees on 07/08/2023 Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022 Complaints Register (Jul 2023) Interview with auditees, 07/08/2023	Hours of work are included in Section 6.3 of the CNVMSP. The auditees advised that no out of hours works triggered under C6 have been conducted during the audit period No noise complaints during audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site Inspection and Interview with auditees on 07/08/2023	No construction activities were undertaken outside construction hours during the audit period. No noise complaints during 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.	Site Inspection and Interview with auditees on 07/08/2023 Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, July 2023 Noise and Vibration Monitoring Compliance Report for KPS 30/05/2023 by ENV Solutions Complaint register current to July 2023	The Noise and Vibration Monitoring Compliance Report indicated that a noise exceedance was recorded on April 21, 2023, at 12:47 PM due to rock breaking for the construction of underground wastewater infrastructure . ENV Solution concluded that appropriate control measures were implemented, and work can proceed as long as all required controls are in place within the CNVMSP. Restrictions around when the Project can carry out high impact noise activities are addressed in Section 6.3 of the CNVMSP. No complaints were received during this audit period regarding this requirement.	Compliant
Implementation of Management Plan				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site Inspection and Interview with auditees on 07/08/2023 18.3 Environmental Inspection record in Hammertech dated 6/02/2023. Post-rainfall inspection report dated 31/01/2023. Traffic Control Inspection dated 31/01/2023. Toolbox talks Community Consultation and Complaints Handling 1/02/2023.	A review was conducted to verify whether the Project was being delivered in accordance with the CEMP and Sub-Plans A review of the management plans was conducted. Regular inspections were conducted twice a week and pre-after rainfall event. Traffic control inspections are also conducted. Toolbox talks were conducted regularly. Observation: Coir logs needed along front of site east of Building 3 as per SW2 (Table 4) of the Soil and Water Management Sub Plan.	Compliant
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.	Site Inspection and Interview with auditees on 07/08/2023 Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, Site induction Driver Code of Conduct, Site inspection, 07/08/2023 Complaints Register (Jul 2023) Traffic Control Inspection dated 31/01/2023. Site inspection photos Appendix F	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 during the audit period Traffic control inspections are also conducted.	Compliant
Hoarding Requirements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site Inspection and Interview with auditees on 07/08/2023 Site inspection photos Appendix F Complaints Register (Jul 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.	Site Inspection and Interview with auditees on 07/08/2023 Site inspection photos Appendix F Complaints Register (Jul 2023)	No obstruction of public way outside of approved construction works boundary.	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.	Site Inspection and Interview with auditees on 07/08/2023 Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, July 2023 Noise and Vibration Monitoring Compliance Report for KPS 30/05/2023 by ENV Solutions Email 30/05/2023 RCC-MBBG re: KPS Sewer Noise and Vibration Monitoring Complaint register current to July 2023	The Noise and Vibration Monitoring Compliance Report indicated multiple noise exceedance were recorded during the monitoring period from March to April 2023. In addition to the measures in the CNVMP, to further mitigate noise impacts RCC implemented 5 minute respite periods every 10 minutes and undertook further consultation with residents regarding the works and likely noise impacts. Complaints Register indicate no complaints regarding noise were received during audit period	Compliant
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Site Inspection and Interview with auditees on 07/08/2023 Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022) Complaints Register (July 2022) Site induction and drivers code of conduct Site traffic control	No arrivals outside construction hours No complaints regarding early arrivals during the audit period	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.	Site Inspection and Interview with auditees on 07/08/2023 Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022) Site inspection, 07/08/2023 Complaints Register (Jul 2023) Quacker heard during site inspection	The requirement to use quackers is included in Table 7-1 ID NV14 of the CNVMSP. No noise complaints have been received in relation to the Project. Quacker heard during site inspection	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time). 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, July 2023</p> <p>Noise and Vibration Monitoring Compliance Report for KPS 30/05/2023 by ENV Solutions</p> <p>Email 30/05/2023 RCC-MBBG re: KPS Sewer Noise and Vibration Monitoring</p> <p>Complaint register current to July 2023</p>	<p>The Noise and Vibration Monitoring Compliance Report (April 2023) indicated that a vibration level occurred on April 21, 2023, at 12:47 PM due to rock breaking for the construction of underground wastewater infrastructure . ENV Solution concluded that appropriate control measures were implemented, and that the exceedance may have been due to factors other than the works taking place.</p> <p>Complaints Register indicate no complaints regarding vibration during the audit period</p>	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	Site inspection and interview with auditees, 07/08/2023	The auditees advised that vibratory compactors have not been used as part of Project works during the audit period.	Not Triggered
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	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Noise and Vibration Management Plan (May 2022)</p>	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.	Not triggered
Tree Protection				
C19	For the duration of the construction works: <ul style="list-style-type: none"> a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees immediately adjacent to the 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; 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. 	<p>Site inspection and interview with Auditees 07/08/2023</p> <p>Site Induction – KPS Enviro Controls</p> <p>Site photos Appendix F</p> <p>Construction Biodiversity Management Plan (CBMP) (03/03/22),</p>	<p>No street trees adjacent to the site,</p> <p>Table 2 of the CBMP includes environmental safeguards as they apply to vegetation clearing.</p> <p>A tree protection zone (TPZ) was observed to be established around trees to be retained.</p> <p>Documentation demonstrates compliance with CoC.</p> <p>There were no trees removed during audit period</p>	Compliant
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection and interview with Auditees 07/08/2023</p> <p>Complaints Register Current to July 2023</p> <p>CEMP (July 2023) Section 2.3 Air Quality</p>	<p>Section 2.3.2 of the CEMP specifies mitigation measures for air quality management.</p> <p>Site photos illustrate gravel surface across the site and water sprinklers at intervals around construction site perimeter.</p> <p>A complaint was received from an adjacent neighbour regarding dust. An email was sent out to the project team, advising them to</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email 10/05/2023 RCC-Construction team re: complaint received from an adjacent neighbour relating to dust Site photos Appendix F	include this issue in the Weekly Environmental inspection and ensure that appropriate measures are in place.	
C21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust; 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. 	Site inspection and interview with Auditees 07/08/2023 Complaints Register (Jan 2023) CEMP (May 2022) Section 2.3 Air Quality Site photo in Appendix F Site induction – Drivers Code of Conduct	Site access/egress was stabilised with gravel and every truck that leaves the site was being manually washed. See photos in Appendix F. There was no trace of mud tracking on the public road.	Compliant
Imported and Exported Fill				
C22	The Applicant must: <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; 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. 	Site Inspection and Interview with auditees on 07/08/2023 Waste Tracking Register – Record of Imported Material dated 3/8/23 sighted	The Record of Imported Materials includes the following information <ul style="list-style-type: none"> • Date / time of arrival site • Material classification • Description of material • Quantity / volume • Transporter • Material used on site. • Weighbridge receipt number • Supplier docket number • Sub-contractor • School • Building Compliant with CoC	Compliant
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.	Site inspection and interview with Auditees 07/08/2023 Aconex transmission form RCC to BMG with Council Notice of Determination SWS21/0456 dated 18/01/22 for approval of stormwater drainage works. Letter to RCC from Council dated 03/06/22 approving amended Stormwater plans Site photos in Appendix F	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice. Observation: While it is understood that the stormwater system is not yet connected to Council’s stormwater drainage system, all stormwater pits within the construction site should be protected with geofabric or similar material as per section 6.1.7 of the Soil and Water Management Plan to reduce the amount of sediment deposited in the OSD system before it becomes operational.	Compliant
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 Inspection and Interview with auditees on 07/08/2023	Evidence sighted indicating emergency drills and training are provided to employees and contractors	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Emergency drill - Scaffold collapse 1/05/2023 10:00AM, RCC</p> <p>Safety Evacuation Plan 10/05/2023, BIM</p> <p>Induction includes emergency assembly points and evacuation routes.</p> <p>Certificates of Attainment 29/05/2023 issued by Chubb Training Group issued to employees completed</p> <p>Appendix F Photos</p>		
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.	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>47.1 Cultural Induction Environmental Toolbox</p> <p>Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol</p> <p>EMM advice to MBB dated 19/5/23 regarding results of additional test pit excavations</p>	<p>RAPs were engaged on the construction site as per Section 4 of the ACHMP</p> <p>Additional test pits were conducted during the audit period in accordance with the AHMP</p>	Compliant
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM Consulting dated May 2021.	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>47.1 Cultural Induction Environmental Toolbox</p> <p>Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol</p> <p>EMM advice to MBB dated 19/5/23 regarding results of additional test pit excavations</p>	<p>Additional test pits were conducted during the audit period in accordance with the AHMP.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C27	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ol style="list-style-type: none"> all works must halt in the immediate area to prevent any further impacts to the object(s); a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; 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; 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 works shall only recommence with the written approval of the Planning Secretary 	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol</p> <p>Site Photo 15, Appendix F</p> <p>Unexpected Finds Protocol</p> <p>Works notification 17/06/22</p> <p>Email to Heritage NSW from EMM Consulting dated 23/06/22.</p> <p>Internal emails MBB and SINSW 16/6, 17/6, 20/6</p>	<p>The auditees advised that no unexpected Aboriginal heritage finds were identified during the audit period.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email from MBB dated 17/06/22 re Unexpected Find encountered on 16/06/22.</p> <p>Aconex transmission from MBB to RCC dated 21/06/22.</p> <p>Letter to DPE dated 15/07/22.</p> <p>Letter from DPE to SINSW dated 21/07/2022 approving recommencement of works</p>		
Unexpected Finds Protocol– Historic Heritage				
C28	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>c) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Environmental Management Plan – Kingscliff Public School Redevelopment, Richard Crookes Constructions, Rev 2, May 2022 – Section 6.2.2 - Non-aboriginal Heritage Unexpected Finds Protocol</p> <p>Site inspection and Interview with auditees, 07/08/2023</p> <p>Site Photo 15, Appendix F</p> <p>Works notification 17/06/22</p> <p>Email to Heritage NSW from EMM Consulting dated 23/06/22.</p> <p>Letter from DPE to SINSW dated 21/07/2022 approving recommencement of works</p>	<p>The auditees advised that no unexpected historic heritage finds were identified during the audit period.</p>	Not Triggered
Waste Storage and Processing				
C29	<p>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.</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Construction Waste Management Sub-plan, Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022</p> <p>Site inspection and interview with auditees, 07/08/2023</p> <p>Appendix F Photos</p>	<p>Waste storage bins were sighted onsite during the inspection conducted 07/08/2023. See site photos in Appendix E.</p> <p>No waste was observed leaving site onto neighbouring public or private properties.</p> <p>Control measures for waste handling and storage onsite are detailed in section 5.1.2 of the Project's Construction Waste Management Sub-plan.</p> <p>Waste Register records were presented and up to date.</p> <p>Separate bins were provided for recycling of metals.</p> <p>Observation: Litter was observed on site in several places during the site inspection which is not in accordance with WE7 of Table 6-1 of the Waste Management Plan. No waste was observed to be leaving the project site</p>	Compliant
C30	<p>All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>Site Inspection and Interview with auditees on 07/08/2023</p> <p>Waste Tracking Register 3/8/23</p>	<p>Waste tracking register includes the following information:</p> <ul style="list-style-type: none"> • Date / time of departure from site • Waste classification • Description of waste 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> Quantity / volume Transporter Receiving facility Waste use Weighbridge receipt number Subcontractor School Building 	
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 and Interview with auditees on 07/08/2023 Site inspection Appendix F	Non-compliance: Concrete and mortar waste was observed disposed of to ground in several places during the site inspection. No concrete waste or rinse water was observed to be leaving the site	Non-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.	Site Inspection and Interview with auditees on 07/08/2023 Waste Tracking Register 3/8/23	Waste tracking register includes the following information: <ul style="list-style-type: none"> Date / time of departure from site Waste classification Description of waste Quantity / volume Transporter Receiving facility Waste use Weighbridge receipt number Subcontractor School Building 	Compliant
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 Public School, Demex, Rev 09/03/2022 Site Inspection and Interview with auditees on 07/08/2023	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.	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.	Site Inspection and Interview with auditees on 07/08/2023 Non-Friable Asbestos in Soils Visual and Clearance Validation 21/04/2023 by ENV Solutions Targeted Sampling Investigation 24/04/2023 by ENV Solutions Email 24/04/2023 ENV Solutions-RCC re: KPS potential asbestos Email 30/04/2023 RCC-Tweed Shire Council re: Submission of Clearance Certificate to Council Email 19/06/2023 RCC-Construction Team re: Asbestos awareness training on-line Targeted HAZMAT Survey Report Rev 1 ENV218140 25/07/2023 by ENV Solutions	Non-Friable Asbestos in Soils Visual and Clearance Validation noted that works location and surrounding area are free from any visible asbestos. The Targeted Sampling Investigation indicated that four samples yielded negative results for asbestos. Compliant with CoC	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Clearance Certificate dated 24/4/23 from Env Solutions		
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	Site Inspection and Interview with auditees on 07/08/2023 Lighting related complaint 6/3/23	A lighting related complaint was resolved by lights being placed on a timer to turn off at night.	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.	DPE Letter to SINSW dated 9/09/2022 approving of auditors	DPE Letter to SINSW dated 9/09/2022 approving Steve Fermio, Annabelle Tungol and Peter Hatton as auditors. Requirements of CoC satisfied	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IA2 Report 6/3/2023 Audit related reports and correspondence available on Project website https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#category-reports	IA2 report prepared and submitted along with proponent response within the timeframes required under the IAPAR.	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 7/8/2023	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 6/3/2023 Response to Audit Report 16/3/2023 Audit related reports and correspondence available on Project website https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#category-reports	IA2 report prepared and submitted along with proponent response within the timeframes required under the IAPAR.	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 6/3/2023 Response to Audit Report 16/3/2023 Audit related reports and correspondence available on Project website https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#category-reports	IA2 report prepared and submitted along with proponent response within the timeframes required under the IAPAR. Site inspection was carried 8/2/2023 and report submitted to the Department on the 16/3/2023 which is within the required timeframe.	Compliant
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.		The Project is currently in construction.	Not triggered
Operation Readiness Work				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	Site Inspection and Interview with auditees on 07/08/2023	Project still in construction phase. Building 3 handover scheduled to occur during next audit period. CoC not triggered during the audit period.	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.	Site Inspection and Interview with auditees on 07/08/2023	Project still in construction phase. Building 3 handover scheduled to occur during next audit period. CoC not triggered during the audit period.	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.	Project in construction phase	Not triggered during the current audit period	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.	External Walls System Disclosure Statement 19/05/2022 issued by Bickerton Masters Assessment Compliance with the BCA 2019 – Report for BCA Compliance 06/06/2022 by Group DLA General Correspondence 27/06/2023 Certifier-MBBG & RCC re: Certifier acceptance for External Wall and Claddings (D2) Letter 27/06/2023 SINSW-DPE re: Submission of External Wall and Claddings in accordance with D2 and D3 to DPE Email 29/06/2023 DPE-SINSW re: Acknowledgement receipt of external walls and claddings submission	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<p>External Walls System Disclosure Statement 19/05/2022 issued by Bickerton Masters</p> <p>Assessment Compliance with the BCA 2019 – Report for BCA Compliance 06/06/2022 by Group DLA</p> <p>General Correspondence 27/06/2023 Certifier-MBBG & RCC re: Certifier acceptance for External Wall and Claddings (D2)</p> <p>Letter 27/06/2023 SINSW-DPE re: Submission of External Wall and Claddings in accordance with D2 and D3 to DPE</p> <p>Email 29/06/2023 DPE-SINSW re: Acknowledgement receipt of external walls and claddings submission</p>	Not triggered during the current audit period	Not Triggered
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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
Warm Water Systems and Cooling Systems				
D5	The installation of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Project in construction phase	Not triggered during the current audit period	Not Triggered
Outdoor Lighting				
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> 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. 	Project in construction phase	Not triggered during the current audit period	Not Triggered
Mechanical Ventilation				
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW 	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D8	If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of the Acoustic Report for Kingscliff Public School- 12 Orient Street, Kingscliff prepared by Acoustic Works dated 6 May 2021, then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia shall be installed to service the buildings	Project in construction phase	Not triggered during the current audit period	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 B24 have 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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
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	Project in construction phase	Not triggered during the current audit period	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: <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s 	Project in construction phase	Not triggered during the current audit period	Not Triggered
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D12	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: <ul style="list-style-type: none"> (a) Ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by conditions 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 	Project in construction phase	Not triggered during the current audit period	Not Triggered
Protection of Public Infrastructure				
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or 	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) pay compensation for the damage as agreed with the owner of the public infrastructure <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</i>			
Road damage				
D14	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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
Post -construction Survey – Adjoining Properties				
D15	Where a pre-construction survey has been undertaken in accordance with condition B6, 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 B6; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	Project in construction phase	Not triggered during the current audit period	Not Triggered
D16	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	Project in construction phase	Not triggered during the current audit period	Not Triggered
Parking Restrictions on Orient Street				
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 B28 and B29 have been completed to the satisfaction of the relevant roads authority. <i>Note:</i> <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993 • All costs associated with the proposed road 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 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and substantially consistent with the consent 	Project in construction phase	Not triggered during the current audit period	Not Triggered
Parking on Sutherland Street				
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 works approved under condition B30 have been completed to the satisfaction of the relevant roads authority. <i>Note:</i> <p>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</p> <p>All costs associated with the proposed road upgrade works must be borne by the Applicant.</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</i>			
Pedestrian Infrastructure Upgrade Works				
D19	<p>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.</p> <p><i>Note:</i></p> <p><i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i></p> <p><i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i></p> <p><i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D20	<p>Prior to commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) The provision of a minimum four staff and 33 student bicycle parking spaces</p> <p>(b) The layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3 2015 <i>Parking facilities – Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance.</p> <p>(c) The provision of end-of-trip facilities for staff; and</p> <p>(d) Appropriate pedestrian and cyclists' advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
School Zones				
D21	<p>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.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
D22	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Project in construction phase	Not triggered during the current audit period	Not Triggered
School Transport Plan				
D23	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) Be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) Include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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.</p> <p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and <p>(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(e) a monitoring and review program, including consideration of any cumulative operational traffic impact on projects including Tweed Valley Hospital Development and Kingscliff High School Redevelopment</p>			
D24	<p>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 complaint 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</p>	<p>Complaints Handling Management Plan Rev 1 16/02/2023 by SINSW</p> <p>General Correspondence 22/03/2023 MBBG-BMG re: Submission of CHMP to Certifier</p> <p>Letter 29/03/2023 SINS-DPE re: Submission of CHMP to DPE</p> <p>Email 29/03/2023 DOE-SINSW re: Acknowledgement receipt of CHMP</p> <p>Letter 05/04/2023 DPE-SINSW re: DPE acceptance for CHMP</p>	Not triggered during the current audit period	Not Triggered
D25	<p>The Applicant must prepare Aboriginal Cultural Heritage Excavation Report(s), of the salvage excavation undertaken in accordance with condition B24. The Registered Aboriginal Parties must be given a minimum of 28 days to consider the report and provide comments before the report is finalised. A final report must be provided within 24 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the relevant Local Aboriginal Land Council and the Registered Aboriginal Parties, Heritage NSW and Council. The Aboriginal Cultural Heritage Excavation Report(s), must:</p> <ul style="list-style-type: none"> (a) Be prepared in accordance with the Guide to Investigation, assessing and reporting on Aboriginal cultural heritage in NSW, OEH 2011 and the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW, DECCW 2010; and 	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) Document the results of all archaeological excavations (with artefact analysis and identification of a final repository of finds)			
Utilities and Services				
D26	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • Council advises that the Section 64 Contributions for this development at the date of this approval have been estimated as: <ul style="list-style-type: none"> ○ Water 3.72 ET @ \$11,442 = \$42,564.24 ○ Sewer: 6.2 ET @ \$7,400 = \$45,880.00 	Email 4/08/2023 Tweed Council -ACOR re: WAX approval	Not triggered during the current audit period	Not Triggered
D27	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 structure over the existing sewer to meet the Tweed Shire Council D15 – Work in Proximity Specification	Project in construction phase	Not triggered during the current audit period	Not Triggered
Stormwater Operation and Maintenance Plan				
D28	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ol style="list-style-type: none"> 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. 	Project in construction phase	Not triggered during the current audit period	Not Triggered
Signage				
D29	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed	Project in construction phase	Not triggered during the current audit period	Not Triggered
D30	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	Project in construction phase	Not triggered during the current audit period	Not Triggered
Operational Waste Management Plan				
D31	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ol style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in EIS 	Operational Waste Management Plan (OWMP) for KPS Rev 1, 03/08/2023 by RCC	Not triggered during the current audit period	Not Triggered
Contamination				
D32	If, based on further site investigations undertaken in accordance with condition B38, it is determined that remediation works are required to address the presence of contamination from organochloride	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>pesticides, then prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <p>(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 Contaminated Site Assessment and Management (CPSS CSAM) scheme.</p> <p>(b) Be prepared in accordance with the relevant guideline made or approved by the EPA under section 105 of the <i>Contamination Land Management Act 1997</i></p> <p>(c) Include, but not be limited to:</p> <ol style="list-style-type: none"> Comment on the extent and nature of the remediation undertaken. 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 Sampling and analysis plan and sampling methodology undertaken as part of the remediation If treated material is to remain on the subject site, result of sampling of treated material, compared with the treatment criteria in the most updated RAP; Results of any validation sampling, compared to relevant guidelines/criteria Comment on the suitability of the area for the intended land use <p>(d) Be submitted to the Planning Secretary and Council for information</p>			
Landscaping				
D33	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) listed in condition A2(d).	Project in construction phase	Not triggered during the current audit period	Not Triggered
D34	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must:</p> <p>(a) Describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping, and</p> <p>(b) Be consistent with the Applicant's Management and Mitigation Measures at Section 9 in the EIS</p>	Email 22/06/2023 RCC-Penfold Projects re: Preparation of landscape management plan	Not triggered during the current audit period	Not Triggered
D35	<p>Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, the Applicant must undertake street tree planting on Orient Street frontage along the on-site carpark subject to consultation and agreement with Council. The number, species and spacing of planting are to be determined in consultation with Council. If street tree planting is not supported by Council, the Applicant must:</p> <p>(a) Provide evidence of Council's advice to the Certifier, and</p> <p>(b) Provide planting within the site between the Orient Street fence and carpark to the satisfaction of the Planning Secretary</p>	Email 7/06/2023 RCC-BMG re: Landscaping requirements	Not triggered during the current audit period	Not Triggered
Noise Management Plan				
D36	Prior to the commencement of operation, a Noise Management Plan must be submitted to the Certifier that details how noise from on-site 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 6 May 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information	Project in construction phase	Not triggered during the current audit period	Not Triggered
Illuminated Signage (as per Mod-1)				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D37	<p>Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that any installed signage associated with the development with capability to be illuminated:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting;</p> <p>(b) achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and road users; and</p> <p>(c) is fitted with necessary devices capable of permitting the change in intensity of illumination of the sign.</p>			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant 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:</p> <p>a) the number of attendees, time and duration;</p> <p>b) arrival and departure times and modes of transport;</p> <p>c) where relevant, a schedule of all annual events;</p> <p>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport);</p> <p>e) details of the use of the site, where applicable, restricting use before 8am and after 10pm;</p> <p>f) measures to minimise localised traffic and parking impacts; and</p> <p>g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	Project in construction phase	Not triggered during the current audit period	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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant 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:</p> <p>a) the number of attendees, time and duration;</p> <p>b) arrival and departure times and modes of transport;</p> <p>c) where relevant, a schedule of all annual events;</p> <p>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport);</p> <p>e) details of the use of the site, where applicable, restricting use before 8am and after 10pm;</p> <p>f) measures to minimise localised traffic and parking impacts; and</p> <p>g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	Project in construction phase	Not triggered during the current audit period	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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
Operation of Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Project in construction phase	Not triggered during the current audit period	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-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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
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.	Project in construction phase	Not triggered during the current audit period	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.	Project in construction phase	Not triggered during the current audit period	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.	Project in construction phase	Not triggered during the current audit period	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, (Ref: 2020400-2 R01F), dated 6 May 2021 and prepared by Acoustic Works	Project in construction phase	Not triggered during the current audit period	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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
Operational Noise – Acoustic Barriers				
E12	The acoustic barriers must be maintained to the standard specified in Section 10 of the Noise and Vibration Impact Assessment (Ref: 2020400-2 R01F), dated 6 May 2021 and prepared by Acoustic Works.	Project in construction phase	Not triggered during the current audit period	Not Triggered
Noise Management Plan				
E13	The development must be managed in accordance with the Noise Management Plan prepared under condition D36	Project in construction phase	Not triggered during the current audit period	Not Triggered
Unobstructed Driveways and Parking Areas				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E14	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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
School Transport Plans				
E15	The School Transport Plan required by condition D23 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary	Project in construction phase	Not yet triggered	Not Triggered
E16	The Complaints Handling Management Plan prepared under condition D24 must be implemented in perpetuity	Project in construction phase	Not yet triggered	Not triggered
Ecologically Sustainable Development				
E17	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.	Project in construction phase	Not yet triggered	Not Triggered
Outdoor Lighting				
E18	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.	Project in construction phase	Not yet triggered	Not Triggered
Landscaping				
E19	The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	Project in construction phase	Not yet triggered	Not Triggered
Illuminated Signage (as per Mod-1)				
E20	Notwithstanding Condition D37, should any illuminated signage result in any residual impacts on the amenity of the surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to a level compliant with the latest version of AS 4282:2019 - Control of the obtrusive effects of outdoor lighting.			Not Triggered
E21	The Applicant must ensure that any illuminated signage visible from the public domain will only: (a) not display third-party advertising; and (b) be illuminated between 7am and 7pm, Monday to Friday.			Not Triggered
Main Switchboard Enclosure (as per Mod-1)				
E22	The Applicant must be responsible for the removal of all graffiti from the Main Switchboard Enclosure, as shown in plan A-X-0905, revision 8, dated 29.05.2023 and prepared by Bickerton Masters, within 7 days of its application.			Not Triggered



APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment

Mr Patrick Mills
Schools Infrastructure NSW
Level 10, 259 George Street
Sydney New South Wales 2000

09/09/2022

Dear Mr Mills

**Kingscliff Public School - Amended IEA Audit team (SSD-8378620)
Independent Environmental Audit Team Approval**

I refer to your request (SSD-8378620-PA-15) for the Secretary's approval of suitably qualified persons to prepare the Independent Environmental Audit for the Kingscliff Public School (SSD-8378620).

The Department of Planning and Environment (the department) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of WolfPeak Pty Ltd to prepare the Independent Environmental Audit.

In accordance with Condition C36 of SSD-8378620 (the 'Consent') and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team:

- Mr Steve Fermio (Lead Auditor);
- Mr Peter Hatton; and
- Ms Annabelle Tungol.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor or audit team for future audits. *Further, the department notes that some of the Exemplar Global certifications for the above auditors may expire before the final audit for this project has been completed. Please note that this approval of the above audit team is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.*

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Shelley McPhee on 02 6670 8675 or compliance@planning.nsw.gov.au

Yours sincerely



Shelley McPhee
Compliance Team Leader
Compliance
As nominee of the Planning Secretary



APPENDIX C – RECORD OF AUDIT PARTICIPANTS



INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	Kingscliff Public School SSD 8378620 – IA3			
LOCATION:	12 Orient Street, Kingscliff			
DATE/TIME (Opening Meeting):	7 August 2023 / 10:00 AM	DATE/TIME (Closing Meeting):	7 August 2023 / 4:30 PM	
Lead Auditor:	Steve Fermio	Audit Scope:	SSD 8378620 – Part A to Part C	
NAME	POSITION / TITLE	ORGANISATION	Opening Meeting	Closing Meeting
Steve Fermio	Principal Auditor	WolfPeak	✓	✓
Laura Goodall	Project Manager	MBB Group	✓	✓
Jason Cooke	Senior Project Manager	RCC	✓	✓
Belinda Luther	Project Coordinator	RCC	✓	✓
Julian Viafara	WHSE Coordinator	RCC	✓	✓
Ethan Coote	Graduate	RCC	✓	✓



APPENDIX D – CONSULTATION RECORDS



From: [Phil Rose](#)
Sent: Monday, 24 July 2023 11:12 AM
To: [Steve Fermio](#)
Subject: RE: SSD 8378620 - Kingscliff Public School IA3 audit scope consultation

Hi Steve,

Reference is made to the scope request for the Independent Environmental Audit (IEA) submitted to the Department by email on 21 July 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 issue the Department would like addressed in the scope of the IEA includes; 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, A/Senior Compliance Officer on (02) 6670 8657.

Kind Regards

Phillip Rose

A/Senior 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



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: Friday, 21 July 2023 1:42 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: SSD 8378620 - Kingscliff Public School IA3 audit scope consultation

Dear Compliance Team,

I am one of the Department's approved Independent Auditors on the Kingscliff Public School Project (SSD - 8378620).

We are currently preparing to undertake the third independent audit for the Project. The audit is required to be conducted in accordance with SSD- 8378620 condition C37, and the Department's 2020 Independent Audits Post Approval Requirements (or IAPAR).

The on-site component of the audit is planned to take place on the 7 August 2023.

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

If you could provide a response by close of business on Friday 28 July that would be appreciated.

Kind regards

Steve Fermio | Principal Environmental & Earth Scientist
Managing Director



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






APPENDIX E – SITE INSPECTION PHOTOGRAPHS







No.	Comment	Photograph
1	<p>Erosion and sediment controls.</p> <p>Acoustic fence along the boundary</p>	
2	<p>Site entrance road</p>	
3	<p>Concrete dumping under scaffolding</p>	

No.	Comment	Photograph
4	Front fence needing coir log to prevent sediment runoff from site	
5	Mortar dumping within site	

No.	Comment	Photograph
6	Metal skip bin	
7	Flammable liquid store	
8	Perimeter / Tree Protection Zone fencing	

No.	Comment	Photograph
9	Protected drain	
10	Retained vegetation being protected	
11	Unprotected Drain	

No.	Comment	Photograph
12	Site notice	
13	Spill Kit	
14	Tree Poster	

No.	Comment	Photograph
15	Water ponding near front gate	



APPENDIX F – DECLARATION FORMS



Declaration of Independence - Auditor


Project Name:	Kingscliff Public School Redevelopment (SSD 8378620)
Consent Number:	SSD 8378620
Description of Project:	Provision of new and refurbished permanent teaching spaces and core facilities.
Project Address:	12 Orient Street, Kingscliff
Proponent:	NSW Department of Education (Infrastructure Projects)
Title of audit	Independent Audit No. 3
Date:	29/08/23

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

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

Notes:

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

Name of Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science (Honours) Exemplar Global Principal Environmental Auditor No. 110498
Company:	WolfPeak Pty Ltd
Company address:	Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000