



INDEPENDENT AUDIT NO. 5 – AUDIT REPORT



KINGSCLIFF HIGH SCHOOL UPGRADE – SSD 8744305

MARCH 2024

Authorisation

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPHI or Department	Department of Planning, Housing and Infrastructure (formerly Department of Planning and Environment (DPE))
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 2020
PCA	Principal Certifying Authority or Certifier
The Project	The Development approved under SSD-8744305
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 High School Redevelopment Project (the Project) located at 33 Oxford Street, Kingscliff. The Project involves upgrades to the school to provide new permanent teaching spaces and core facilities to accommodate increased student capacity and to address the Education Facilities Standards and Guidelines. Consent for the Project, State Significant Development (SSD) 8744305, was granted by the Minister of Planning and Public Spaces' delegate on 3 November 2021, subject to a number of Conditions of Consent (conditions).

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

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

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

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

This Audit Report presents the findings from the fifth Independent Audit (IA5) for construction, covering the period from 7 August 2023 to 6 February 2024 (the 'audit period').

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

In summary, IA5 identified the following findings:

- 66 conditions were not triggered
- 104 conditions were assessed as compliant
- Two non-compliances were identified related to:
 - Operational noise management plan not provided to Council for information
 - No evidence was provided to demonstrate that the Bush Fire Emergency Management and Evacuation Plan had been prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan
- Three observations were identified in relation to the Project. These relate to:
 - The supplier, RCC or the landscape architect have not specifically assured or provided test results confirming that the mulch material supplied to the Project does not contain asbestos

- There is limited evidence that the Operational Flood Emergency Management Plan was prepared by a suitably qualified expert
- The equipment check in process does not include any check for 'quackers' on mobile plant

Two observations from previous audits, related to noise monitoring, remain open.

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

1. INTRODUCTION

1.1 Project overview

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

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

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

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

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



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

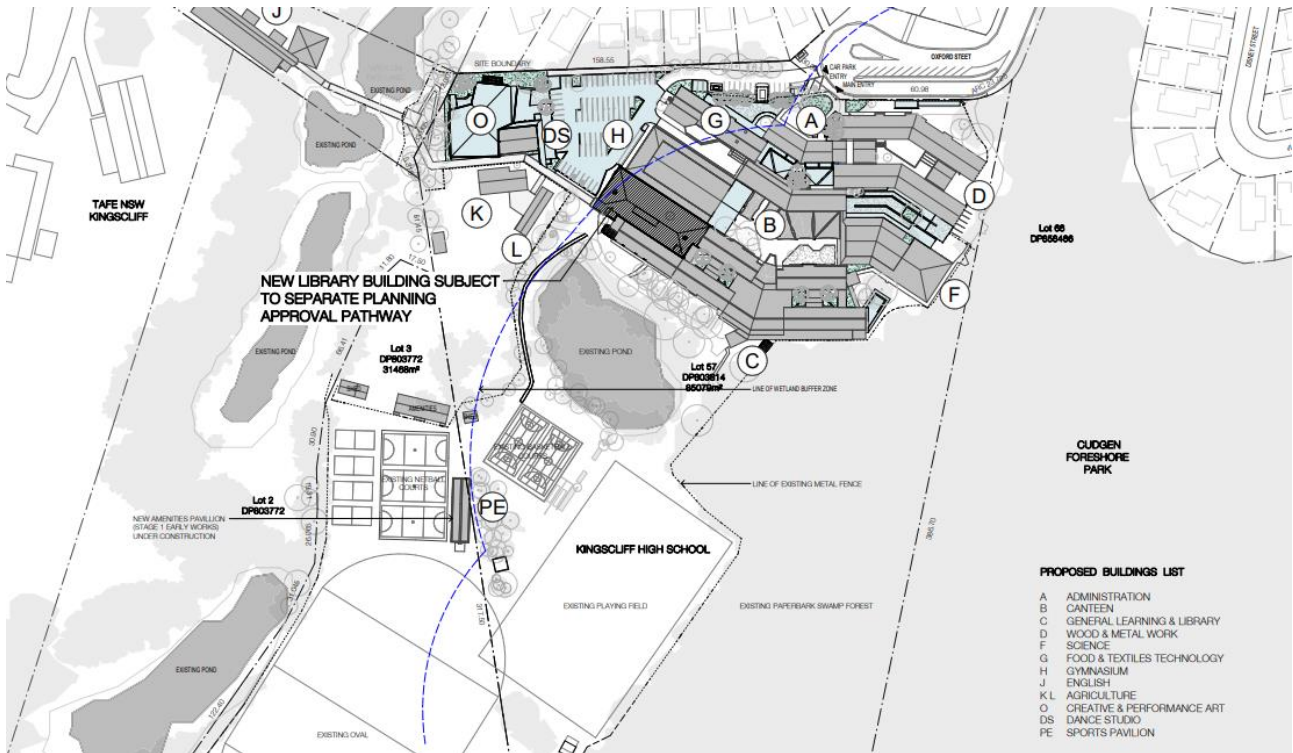


Figure 2: Proposed works under SSD 8744305 (Source: Kingscliff High School Architectural Package, SJB Group, dated 27 April 2021)

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

Notification of commencement of works and construction was provided to the Department of Planning, Housing and Infrastructure (the Department) on 20 December 2021. This Audit Report presents the findings of the fifth Independent Audit (IA54) for the construction phase of the Project, Works undertaken during the audit period (i.e., from 7 August 2023 to 6 February 2024) included:

- Occupation of Building A (Administration)
- Stages 2A and 2C of Building C completed
- External façade and fitting out of Building O
- Landscaping

1.2 The audit team

In accordance with Schedule 2, condition C36 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Auditor for this audit was:

- 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 5 September 2022. The letter is presented in Appendix B.

1.3 The audit objectives

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

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

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

1.4 Audit scope

This Audit relates to the Project works between 7 August 2023 and 6 February 2024.

The Audit adopts the IAPAR comprising the following scope:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited; 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 Audit findings, recommendations and actions (if any);
- a high-level review of the project's environmental management systems;
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 3.

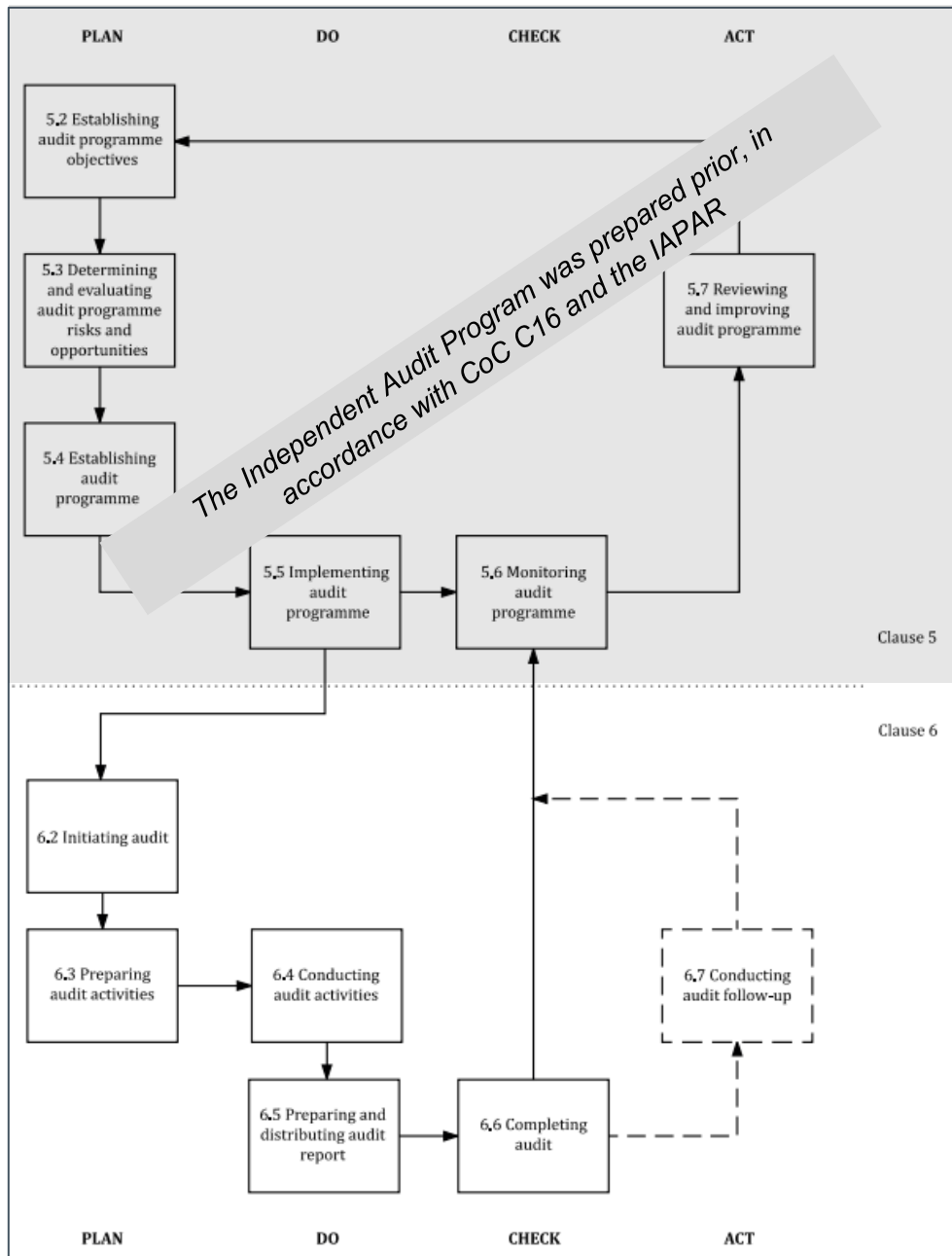


Figure 3: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

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

2.2.2 Consultation

On 9 January 2024, WolfPeak consulted with the Department to obtain its input into the scope of the Audit and confirm on whether other stakeholders should be consulted in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C.

2.2.3 Preparing audit activities

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

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

- *Kingscliff High School Environmental Impact Statement for State Significant Development (SSD-8744305)*, SJB Planning, dated 19 May 2021 (the EIS)
- *Response to Submissions (RtS) – Kingscliff High School Redevelopment – SSD-8744305*, SJB Planning, 2 September 2021 (the RtS)
- *Development Consent SSD-8744305, Upgrades to Kingscliff High School*, 3 November 2021
- *Construction Environmental Management Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 7, 5 July 2023
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School*, Richard Crookes Constructions, Revision 12, 5 July 2023
- *Construction Worker Transportation Strategy – Kingscliff High School*, Richard Crookes Constructions, Revision 11, 6 January 2023
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 8, 4 October 2023
- *Construction Waste Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 4, 19 July 2023
- *Construction Soil and Water Management Sub-Plan – Kingscliff High School Upgrade*, Richard Crookes Constructions, Rev 4, July 2023
- *Biodiversity Management Sub-Plan – Kingscliff High School Upgrade*, Kleinfelder, Rev 2.0, 9 December 2021

- *Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 3.0, 19 July 2022*

All records and evidence sighted against each condition are detailed within Appendix A.

2.2.4 Site personnel involvement

The on-site audit activities took place on Monday, 7 August 2023. The following personnel took part in the audit:

- Laura Goodall, Project Manager, MBB Group
- Greg Hall, Project Director, SINSW
- Jason Cooke, Senior Project Manager, RCC
- Damian O’Leary, Project Manager, RCC
- Darren Lovell, Site Manager, RCC
- Brad Coburn, WHSE Manager, RCC
- Charlotte Flanders, Assistant Project Manager, MBB Group
- Steve Fermio, WolfPeak (Auditor).

2.2.5 Meetings, Interviews, Site Inspection

The on-site audit activities including interviews and inspection took place on 6 February 2024. The location of the project site is at 33 Oxford Street, Kingscliff, NSW.

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

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

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

2.2.6 Document review

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

2.2.7 Generating audit findings

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

- relevant records, documents and reports

- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

2.2.8 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, as listed in Table 1, below:

Table 1: Compliance status 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.

2.2.9 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.

2.2.10 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 8755305 applicable to the works being undertaken at the time of the audit, with a focus on the implementation of noise monitoring measures from the Construction Noise and Vibration Management Plan given the findings of the previous audits undertaken on this project.

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

3.2 Summary of Compliance

This section, including Table 2, presents the summary of compliance and recommended actions for the audit findings and the status of previously open audit findings. Detailed findings against each requirement are presented in Appendix A.

In summary, IA5 identified the following findings:

- 66 conditions were not triggered
- 104 conditions were assessed as compliant
- Two non-compliances were identified related to:
 - Operational noise management plan not provided to Council for information
 - No evidence was provided to demonstrate that the Bush Fire Emergency Management and Evacuation Plan had been prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan
- Three observations were identified in relation to the Project. These relate to:
 - The supplier, RCC or the landscape architect have not specifically assured or provided test results confirming that the mulch material supplied to the Project does not contain asbestos
 - There is limited evidence that the Operational Flood Emergency Management Plan was prepared by a suitably qualified expert
 - The equipment check in process does not include any check for 'quackers' on mobile plant

Two observations from previous audits, related to noise monitoring, remain open.

Table 2: Audit findings and actions

Item ID	Ref.	Category	Condition / Audit Finding	Recommended or completed actions	By whom	Status ¹
Findings from IA2						
SSI 8744305 Conditions of Approval						
8744305_IA2_03	C13	Observation	<p>Condition: <i>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (ICNG). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</i></p> <p>Observation:</p> <p>Noise management levels (NMLs) in Table 5-1 of the CNVMP (December 2021) are not consistent with those in Table 3 of the ICNG, in particular, internal classroom noise levels (e.g., Kingscliff High School) are omitted from Table 5-1.</p> <p>Noise monitoring undertaken over the period from 30 March 2022 to 3 April 2022 indicated that the NML (Table 5.1 of the CNVMP) for outdoor recreation areas (55dBA) was exceeded by construction activity on several occasions (noting that the monitoring was not undertaken at the TAFE premises). Furthermore, monitoring reports do not provide evidence of compliance with the other NMLs in Table 5.1 of the CNVMP, however, as noted above, the NMLs in the Plan do not fully reflect the requirements of the ICNG, nor is there sufficient guidance provided regarding the monitoring frequency, locations etc.</p> <p>IA3 response: RCC current construction methodology looks to incorporate the following actions interfaced with KHS and the construction zones.</p> <ul style="list-style-type: none"> • The shifting of teaching activities away from the buildings directly adjacent to the works. • The utilisation of one piece of machinery at a time in sensitive zones (although not guaranteed to reduce noise emissions below the thresholds). • Scheduling of construction activities causing significant noise to periods where the community are less sensitive to noise (such as before, during lunchbreak and after school). • In the event of highly noise affected threshold being exceeded, i.e.: rock breaking. RCC will look to incorporate 5 min respite periods every 10 minutes to help receive recorded levels and provide respite to sensitive stakeholders. <p>The above will be incorporated into REV 6 of the CVMP.</p> <p>Additionally RCC undertook further noise monitoring at KHS during November – December 2022 to re-establish base line levels against the following construction activities - detailed excavation, concrete and concrete structure works. See attached.</p> <p>IA4 update: The proposed response (as per IA3 response above) to finding 8744305_IA2_03 has not been actioned or addressed in Rev 7 of the CNVMP.</p>	<p>The CNVMP requires review with regard to:</p> <ul style="list-style-type: none"> • detailing the management response to the outcomes of any exceedances of NMLs IA3 <p>Update: This is not specifically addressed in Rev 5 of the CNVMP.</p> <p>IA5 Update: The proposed response above has been addressed in Rev 8 of the CNVMP</p>	RCC	CLOSED
Findings from IA3						
SSI 8744305 Conditions of Approval						

Item ID	Ref.	Category	Condition / Audit Finding	Recommended or completed actions	By whom	Status ¹
8744305_IA3_01	C13	Observation	<p>Condition: <i>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.</i></p> <p>Observation</p> <p>Future noise monitoring should include an assessment of compliance against the NML in Table 9 of the CNVMP applicable to 'Classrooms', given that these are likely to be among the most noise affected receivers on the project.</p> <p>If future noise monitoring indicates that the NMLs in the CNVMP are exceeded, consideration of any additional reasonable and feasible mitigation measures should be included in the monitoring report or a record of management's response to this.</p> <p>IA4 update: Monitoring undertaken in Feb – March 2023 does not address this finding adequately. See observation against C13 below.</p>	<p>IA5 Update: No noise monitoring has been undertaken during the audit period. This observation will be addressed in any future monitoring undertaken</p>	RCC - JC	OPEN
Findings from IA4						
SSI 8744305 Conditions of Approval						
8744305_IA4_01	C13	Observation	<p>Condition: <i>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.</i></p> <p>Observation:</p> <p>Noise monitoring was undertaken in Feb – March 2023. The noise monitoring report (ENV Solutions 30 May 2023) has not assessed compliance against the relevant NML but only applied the highly noise affected level of 75dB(A) as the criteria to assess compliance. This means that all reasonable and feasible mitigation measures may have not been considered or identified by the project to achieve compliant with the relevant NMLs (e.g., those in Table 5-1 and Table 9, which are much lower).</p> <p><i>Note: Notwithstanding the above it is noted that noise impacts are managed through weekly liaison meetings between RCC and the School (e.g., limiting high noise activities during examination periods) and that no complaints regarding noise have been received from the community.</i></p> <p><i>The Applicant also provided information indicating that community consultation and noise monitoring with highly noise affected SMS warning are effective management methods for the demolition and construction works.</i></p>	<p>If any future noise monitoring is conducted on the project, it should assess compliance with the relevant NMLs in section 5.3 of the CNVMP. It is the auditor's opinion that the highly noise affected level of 75dBA is not the appropriate NML to apply in this circumstance.</p> <p>If any exceedances with the relevant NMLs are identified the project team should consider if any additional feasible and reasonable noise mitigation measures could be adopted in an effort to achieve compliance with the relevant NMLs (<i>noting that compliance with the relevant NMLs in Tables 5-1 and 9 at all times may not be possible under the circumstances</i>).</p> <p>IA5 Update: No noise monitoring has been undertaken during the audit period. This observation will be addressed in any future monitoring undertaken</p>	RCC	OPEN
Findings from IA5						
SSI 8744305 Conditions of Approval						
8744305_IA5_01	C15	Observation	<p>Condition: 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.</p> <p>Finding: The Hammertech mobile equipment check in process does not include any check for 'quackers'</p>	<p>Consider including a check for non-tonal (e.g. quackers) reversing alarms in equipment check in process where approval conditions require this</p>	RCC	OPEN

Item ID	Ref.	Category	Condition / Audit Finding	Recommended or completed actions	By whom	Status ¹
8744305_IA5_02	C22	Observation	<p>Condition: The Applicant must:</p> <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. <p>Finding: The Mulch Order 2016 does not specify that mulch be tested for asbestos, however it requires the processor to ensure that it does not contain asbestos before supplying it. The landscape architect has not specifically assured the Project that the material does not contain asbestos. The architect has stated that the mulch supplied to the project is "forest mulch" which is a natural by-product derived from the mulching of trees cleared from land sites and that this distinction is crucial for understanding the safety and quality of the product supplied. The supplier has not provided any test results or other form of assessment by a specialist confirming asbestos presence / absence.</p>	To more clearly satisfy the requirements of the Mulch Order 2016, seek clear assurance (backed up by test results if necessary) that any mulch (whether forest or otherwise) supplied to the project to date and in future is free from asbestos contamination.	RCC	OPEN
8744305_IA5_03	D38	Non compliance	<p>Condition: Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i></p> <p>Finding: The D38 compliance table in the Operational Bushfire Emergency Management Plan (RCC) references the <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> but provided an incorrect document reference as to where these requirements have been checked. There was no evidence available at the time of the audit site inspection to demonstrate that the plan had been prepared in accordance with the guidelines.</p>	Plan amended post audit (Rev 3, 21 March 2024) to demonstrate how the <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> guidelines have been addressed	RCC	CLOSED
8744305_IA5_04	D39	Observation	<p>Condition: Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> a) is be prepared by a suitably qualified and experienced person(s); b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); c) includes details of: <ul style="list-style-type: none"> i. the flood emergency responses for operational phase of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and <p>awareness training for employees and contractors, and visitors.</p> <p>Finding: It is unclear on the evidence available that the Flood Emergency Management Plan has been prepared by a suitably qualified and experienced person</p>	Consider having the Flood and Emergency Management Plan reviewed by a suitably qualified and experienced person (e.g. member of Engineers Australia etc)	RCC	OPEN

Item ID	Ref.	Category	Condition / Audit Finding	Recommended or completed actions	By whom	Status ¹
8744305_IA5_05	D40	Non compliance	<p>Condition: Prior to the commencement of operation, a Noise Management Plan is to be submitted to the Certifier that details how noise from onsite activities will be managed and controlled so as to prevent the generation or emission of intrusive noise. The Plan must be prepared in accordance with the recommendations of the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information.</p> <p>Finding: There is no evidence available that the Noise Management Plan has been submitted to Council for information</p>	Noise Management Plan was submitted to Council 8 March 2024 for information prior to finalisation of this report	RCC	CLOSED

1. Status at the time of completing this audit

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

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

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

Apart from the issues raised in Table 2 above, based on the overall findings of the audit, site inspection and interview, the plans are considered 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 or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or DPHI

Other than the matters identified in Sections 3.2 and 3.3, there were no other matters considered relevant by the Auditor. During consultation, the Department did not request any additional matters or parties to be consulted in scoping of the audit (refer to Appendix C).

3.6 Complaints

A complaints register is being maintained for the development. No complaints were received during the audit period. The complaints register is published on the Project website.

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

3.7 Incidents

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

3.8 Actual versus predicted impacts

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

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other

than the construction requirements specified in the conditions and mitigation measures, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Construction commenced on 20 December 2021. Works completed during the current audit period (i.e.: from the 7 August 2023 to 6 February 2024) included:

- Occupation of Building A (Administration)
- Stages 2A and 2C of Building C completed
- External façade and fitting out of Building O
- Landscaping

Given the relatively limited nature of the works undertaken during the audit period, no complaints, no environmental incidents and absence of regulatory action by any agencies, it is considered that the environmental impacts of the development during the audit period were relatively minor and qualitatively well within that predicted by the EIS and RtS. The physical extent of the Project works appeared to be consistent with the approved boundaries shown in the consent's layout plans.

3.9 Environmental performance

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

- Compliance records were well organised and available at the time of the site inspection and interviews with Project personnel.
- On the day of the audit site inspection environmental controls and housekeeping were observed to be of a very high standard and no offsite impacts were observed. No observations or non-compliances regarding on site environmental controls were made in the audit.
- Communication between the Project team and the School community is thorough, effective and ongoing.

4. 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-8744305 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.	Evidence referred to elsewhere in this Audit Table and Appendices	Feasible and reasonable measures were generally observed to be implemented for construction at the time of the audit, noting the findings referred to in this audit table below.	Compliant																																																																																												
Terms of Consent																																																																																																
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below: <table border="1"> <thead> <tr> <th colspan="4">Architectural Drawings prepared by <i>Richard Crookes Construction</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A-X-0111</td><td>5</td><td>Site Plan - Existing & Demolition - Ground</td><td>20/08/2021</td></tr> <tr><td>A-X-0112</td><td>5</td><td>Site Plan - Existing & Demolition - Level 1</td><td>20/08/2021</td></tr> <tr><td>A-X-0113</td><td>5</td><td>Site Plan - Existing & Demolition - Roof</td><td>20/08/2021</td></tr> <tr><td>A-X-0114</td><td>5</td><td>Site Plan - Proposed - Ground</td><td>20/08/2021</td></tr> <tr><td>A-X-0115</td><td>5</td><td>Site Plan - Proposed - Level 1</td><td>20/08/2021</td></tr> <tr><td>A-X-0116</td><td>5</td><td>Site Plan - Proposed - Roof</td><td>20/08/2021</td></tr> <tr><td>A-A-0201</td><td>2</td><td>Building A - Administration - Existing & Demolition - Ground</td><td>21/05/2021</td></tr> <tr><td>A-A-0202</td><td>2</td><td>Building A - Administration - Proposed - Ground</td><td>21/05/2021</td></tr> <tr><td>A-A-0203</td><td>2</td><td>Building A - Administration - Proposed - Roof</td><td>21/05/2021</td></tr> <tr><td>A-A-0501</td><td>2</td><td>Building A - Administration - Elevations</td><td>23/04/2021</td></tr> <tr><td>A-A-0601</td><td>2</td><td>Building A - Administration - Sections - Sheet 01</td><td>23/04/2021</td></tr> <tr><td>A-A-0602</td><td>2</td><td>Building A - Administration - Sections - Sheet 02</td><td>23/04/2021</td></tr> <tr><td>A-C-0201</td><td>3</td><td>Building C - East - Existing & Demolition - Ground</td><td>08/07/2021</td></tr> <tr><td>A-C-0202</td><td>3</td><td>Building C - Middle - Existing & Demolition - Ground</td><td>08/07/2021</td></tr> <tr><td>A-C-0203</td><td>3</td><td>Building C - West - Existing & Demolition - Ground</td><td>08/07/2021</td></tr> <tr><td>A-C-0204</td><td>3</td><td>Building C - East - Existing & Demolition - Level 1</td><td>08/07/2021</td></tr> <tr><td>A-C-0205</td><td>3</td><td>Building C - Middle - Existing & Demolition - Level 1</td><td>08/07/2021</td></tr> <tr><td>A-C-0206</td><td>3</td><td>Building C - West - Existing & Demolition - Level 1</td><td>08/07/2021</td></tr> <tr><td>A-C-0207</td><td>3</td><td>Building C - East - Proposed - Ground</td><td>08/07/2021</td></tr> <tr><td>A-C-0208</td><td>3</td><td>Building C - Middle - Proposed - Ground</td><td>08/07/2021</td></tr> <tr><td>A-C-0209</td><td>4</td><td>Building C - West - Proposed - Ground</td><td>27/07/2021</td></tr> </tbody> </table>	Architectural Drawings prepared by <i>Richard Crookes Construction</i>				Dwg No.	Rev	Name of Plan	Date	A-X-0111	5	Site Plan - Existing & Demolition - Ground	20/08/2021	A-X-0112	5	Site Plan - Existing & Demolition - Level 1	20/08/2021	A-X-0113	5	Site Plan - Existing & Demolition - Roof	20/08/2021	A-X-0114	5	Site Plan - Proposed - Ground	20/08/2021	A-X-0115	5	Site Plan - Proposed - Level 1	20/08/2021	A-X-0116	5	Site Plan - Proposed - Roof	20/08/2021	A-A-0201	2	Building A - Administration - Existing & Demolition - Ground	21/05/2021	A-A-0202	2	Building A - Administration - Proposed - Ground	21/05/2021	A-A-0203	2	Building A - Administration - Proposed - Roof	21/05/2021	A-A-0501	2	Building A - Administration - Elevations	23/04/2021	A-A-0601	2	Building A - Administration - Sections - Sheet 01	23/04/2021	A-A-0602	2	Building A - Administration - Sections - Sheet 02	23/04/2021	A-C-0201	3	Building C - East - Existing & Demolition - Ground	08/07/2021	A-C-0202	3	Building C - Middle - Existing & Demolition - Ground	08/07/2021	A-C-0203	3	Building C - West - Existing & Demolition - Ground	08/07/2021	A-C-0204	3	Building C - East - Existing & Demolition - Level 1	08/07/2021	A-C-0205	3	Building C - Middle - Existing & Demolition - Level 1	08/07/2021	A-C-0206	3	Building C - West - Existing & Demolition - Level 1	08/07/2021	A-C-0207	3	Building C - East - Proposed - Ground	08/07/2021	A-C-0208	3	Building C - Middle - Proposed - Ground	08/07/2021	A-C-0209	4	Building C - West - Proposed - Ground	27/07/2021	<p>Evidence referred to elsewhere in this audit table</p> <p>Development Consent, SSD-8744305, 03/11/2021</p> <p>Letter from DPE to SINSW, SSD-8744305-PA-7, dated 17/02/2022</p> <p>Kingscliff High School, Environmental Impact Statement for State Significant Development (SSD-8744305), SJB Planning to SINSW, 19/05/2021 (EIS)</p> <p>Response to Submissions Report, Kingscliff High School, Redevelopment (SSD-8744305), SJB Planning to SINSW, 02/09/2021 (RtS)</p> <p>Approved Plans (approved on 3/11/2021) by the DPE prepared by BM dated 20/08/2021</p> <p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>There have been no written directions from the Planning Secretary.</p> <p>Evidence indicates development is generally being carried out in accordance with environmental documents and approval conditions noting the findings below.</p>	Compliant
Architectural Drawings prepared by <i>Richard Crookes Construction</i>																																																																																																
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A-C-0210	3	Building C - East - Proposed - Level 1	08/07/2021			
A-C-0211	3	Building C - Middle - Proposed - Level 1	08/07/2021			
A-C-0212	3	Building C - West - Proposed - Level 1	08/07/2021			
A-C-0213	3	Building C - East & West - Proposed - Roof	08/07/2021			
A-C-0501	2	Building C - East - Elevations	08/07/2021			
A-C-0502	2	Building C - Middle - Elevations	08/07/2021			
A-C-0601	2	Building C - East - Sections	08/07/2021			
A-C-0602	2	Building C - Middle - Sections	08/07/2021			
A-C-0603	2	Building C - West - Section - Sheet 01	08/07/2021			
A-C-0604	2	Building C - West - Section - Sheet 02	08/07/2021			
A-G-0201	E	Building G - Food & Textile Technology - Existing & Demolition - Ground	01/06/2021			
A-G-0202	E	Building G - Food & Textile Technology - Proposed - Ground	01/06/2021			
A-G-0203	D	Building G - Food & Textile Technology - Proposed - Roof	01/06/2021			
A-G-0501	C	Building G - Food & Textile Technology - Elevations	18/02/2021			
A-G-0601	C	Building G - Food & Textile Technology - Sections	18/02/2021			
A-H-0201	2	Building H - Cola - Existing & Demolition - Ground	09/07/2021			
A-H-0202	2	Building H - Cola - Proposed - Ground	09/07/2021			
A-H-0203	2	Building H - Cola - Proposed - Roof	09/07/2021			
A-H-0501	2	Building H - Hall & Cola - Elevations	09/07/2021			
A-H-0601	2	Building H - Hall & Cola - Sections	09/07/2021			
A-O-0201	H	Building O - Existing & Demolition - Ground	08/06/2021			
A-O-0202	I	Building O - Proposed - Ground	08/06/2021			
A-O-0203	I	Building O - Proposed - Level 1	08/06/2021			
A-O-0204	H	Building O - Proposed - Roof	08/06/2021			
A-O-0501	H	Building O - Elevations - Sheet 1	08/06/2021			
A-O-0502	H	Building O - Elevations - Sheet 2	08/06/2021			
Landscape Plans prepared by Black Beetle						
Dwg No.	Rev	Name of Plan	Date			
KHS LA CD 001	02	Cover Sheet	07/06/2021			
KHS LA CD 101	02	General Arrangement Plan - Entry & Blg A	07/06/2021			
KHS LA CD 102	02	General Arrangement Plan - Blg O	07/06/2021			
KHS LA CD 103	02	General Arrangement Plan - Blg C	07/06/2021			
KHS LA CD 104	02	General Arrangement Plan - Blg D & F	07/06/2021			
KHS LA CD 301	02	Planting Plan - Entry & Blg A	07/06/2021			
KHS LA CD 302	02	Planting Plan - Blg O	07/06/2021			
KHS LA CD 303	02	Planting Plan - Blg C	07/06/2021			
KHS LA CD 304	02	Planting Plan - Blg D & F	07/06/2021			
KHS LA CD 305	01	Detail Planting Plans - Entry & Blg A	07/06/2021			
KHS LA CD 306	01	Detail Planting Plan - Blg O	07/06/2021			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																
	<table border="1"> <tr><td>KHS LA CD 307</td><td>01</td><td>Detail Planting Plans - Carpark</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 308</td><td>01</td><td>Detail Planting Plans - Blg C</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 309</td><td>01</td><td>Detail Planting Plans - Blg D & F</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 401</td><td>02</td><td>Sections and Details 01</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 402</td><td>02</td><td>Sections and Details 02</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 403</td><td>02</td><td>Sections and Details 03</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 404</td><td>02</td><td>Sections and Details 04</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 405</td><td>02</td><td>Sections and Details 05</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 501</td><td>02</td><td>Irrigation Extent Plan - Entry & Blg A</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 502</td><td>02</td><td>Irrigation Extent Plan - Blg O</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 503</td><td>02</td><td>Irrigation Extent Plan - Blg C</td><td>07/06/2021</td></tr> <tr><td>KHS LA CD 504</td><td>02</td><td>Irrigation Extent Plan - Blg D & F</td><td>07/06/2021</td></tr> </table>	KHS LA CD 307	01	Detail Planting Plans - Carpark	07/06/2021	KHS LA CD 308	01	Detail Planting Plans - Blg C	07/06/2021	KHS LA CD 309	01	Detail Planting Plans - Blg D & F	07/06/2021	KHS LA CD 401	02	Sections and Details 01	07/06/2021	KHS LA CD 402	02	Sections and Details 02	07/06/2021	KHS LA CD 403	02	Sections and Details 03	07/06/2021	KHS LA CD 404	02	Sections and Details 04	07/06/2021	KHS LA CD 405	02	Sections and Details 05	07/06/2021	KHS LA CD 501	02	Irrigation Extent Plan - Entry & Blg A	07/06/2021	KHS LA CD 502	02	Irrigation Extent Plan - Blg O	07/06/2021	KHS LA CD 503	02	Irrigation Extent Plan - Blg C	07/06/2021	KHS LA CD 504	02	Irrigation Extent Plan - Blg D & F	07/06/2021			
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KHS LA CD 504	02	Irrigation Extent Plan - Blg D & F	07/06/2021																																																	
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> 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; any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in any such document referred to in (a) above. 	Interview with auditees 6/02/2024	No written directions received from DPE during audit period	Compliant																																																
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	Interview with Auditees 6/02/2024 These conditions of consent and documents referred to elsewhere in this audit table.	This audit assesses compliance with the conditions of consent.	Not triggered																																																
Limit of Consent																																																				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent, SSD-8744305, 03/11/2021 Letter SINSW to DPE, DOC21/1323432, 14/12/2021	Consent was granted on 03/11/2021. Works commenced on 20/12/2021, as notified by SINSW to DPE. Works ongoing in the current audit period	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>Part 6, Division 8A of the EPAA</p> <p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>No directions issued since IA1</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</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 (Stage 1 Crown Certificate received) Erection of signs (construction signage sighted – refer to C1) Residential building work (not relevant) Entertainment venues (not relevant) Signage for max number of persons in venues (not relevant for construction) 	Compliant																																																

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<ul style="list-style-type: none"> Shoring and adjoining properties (no properties are adjoined 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>	
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 06/02/2024	The auditees advised that there have been no disputes with any public authorities in relation to an applicable requirement in the approval (SSD-8744305) or relevant matter relating to the consent.	Not triggered
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Refer to evidence sighted in relation to B5, B16 B17, B19, C27, and C28	Where required by the specific condition, consultation has been carried out prior to submission of the relevant documents for information or approval.	Compliant
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Interview with auditees, 06/02/2024</p> <p>Staging Report SSD-8744305 Upgrades to Kingscliff High School 25/07/2023 by DFP Planning Consultant</p> <p>Letter 03/08/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Post Approval (DPE Portal) Submission of Staging Report – Operation to DPE</p> <p>Staging Report 28 Nov 2023, Rev 5 (DFP Planning consultants)</p> <p>DPHI letter approving Staging Report 6/12/23</p>	<p>The Staging Report has been prepared for the project, outlining the planned sequence of delivery for the occupation of the Project in ten (10) distinct stages.</p> <p>Building A (Admin) and Building C were scheduled to be the first stage of occupation, expected in Quarter 3, 2023.</p> <p>Staging Report Rev 5 was approved by the Department on 6/12/2023.</p>	Compliant
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ol style="list-style-type: none"> 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; 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); specify how compliance with conditions will be achieved across and between each of the stages of the project; and 	<p>Interview with auditees, 06/02/2024</p> <p>Letter 03/08/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Post Approval (DPE Portal) Submission of Staging Report – Operation to DPE</p> <p>Staging Report 28 Nov 2023, Rev 5 (DFP Planning consultants)</p> <p>DPHI letter approving Staging Report 6/12/23</p>	<p>Building A (Admin) and Building C were scheduled to be the first stage of occupation, expected in Quarter 3, 2023.</p> <p>Staging Report Rev 5 was approved by the Department on 6/12/2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with auditees, 06/02/2024</p> <p>Staging Report SSD-8744305 Upgrades to Kingscliff High School 25/07/2023 by DFP Planning Consultant</p> <p>Letter 03/08/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Post Approval (DPE Portal) Submission of Staging Report – Operation to DPE</p> <p>Staging Report 28 Nov 2023, Rev 5 (DFP Planning consultants)</p> <p>DPHI letter approving Staging Report 6/12/23</p>	<p>Building A (Admin) and Building C were scheduled to be the first stage of occupation, expected in Quarter 3, 2023.</p> <p>Staging Report Rev 5 was approved by the Department on 6/12/2023.</p> <p>Buildings A and C were occupied at the time of this audit. The remaining stages are still in construction</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>Interview with auditees, 06/02/2024</p> <p>Staging Report SSD-8744305 Upgrades to Kingscliff High School 25/07/2023 by DFP Planning Consultant</p> <p>Letter 03/08/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Post Approval (DPE Portal) Submission of Staging Report – Operation to DPE</p>	<p>The Staging Report has been prepared for the project, outlining the planned sequence of delivery for the occupation of the Project in ten (10) distinct stages.</p> <p>Staging Report Rev 5 was approved by the Department on 6/12/2023.</p> <p>Buildings A and C were occupied at the time of this audit. The remaining stages are still in construction</p> <p>Quarterly update to DPHI on progress of works due in next audit period</p>	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>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);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>	<p>Staging Report SSD-8744305 Upgrades to Kingscliff High School 25/07/2023 by DFP Planning Consultant</p> <p>Letter 03/08/2023 SINSW-DPE re: Submission of Staging Report – Operation</p> <p>Post Approval (DPE Portal) Submission of Staging Report – Operation to DPE</p> <p>The following plans were updated during the audit period:</p> <ul style="list-style-type: none"> Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 – (in response to audit) 	<p>The following plan was updated during the audit period:</p> <ul style="list-style-type: none"> Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 – (in response to audit) <p>Certain design plans eg DDA ramp, mechanical plant were also revised under this condition</p>	Compliant
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		CNVMP does not require approval by Secretary	Not triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without		Not required under Secretary's approval of Staging Report	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.			
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		Noted	Compliant
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>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Design Certificate – COLA Structure (SSDA), ACOR Consultants, 10/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Design Certificate: Structural, 27/04/2023 issued by ACOR Consultant</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</p> <p>Certificate of Compliance: Structural, 24/04/2023 issued by Graeme Moulston & Associates Engineering P/L</p> <p>Design Certificate: Structural, 28/06/2023 issued by Acor Consultants P/L</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>The Certifier has verified that the works to date are consistent with the approved design having issued five Crown Certificates.</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>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</p> <p>External Wall System Disclosure Statement , 11/07/2022 issued by Bickerton Masters</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>The Certifier has verified that the design meets the requirements of the BCA and has issued five Crown Certificates.</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
External Materials				
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. 	<p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</p> <p>External Wall System Disclosure Statement , 11/07/2022 issued by Bickerton Masters</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>Stage 1 Crown Certificate (CRO-21085) references Installation Statement for external walls and finishes, prepared by Richard Crookes Construction.</p> <p>The auditees stated that no variations have been made to the external colours, materials and finishes of the buildings noted in the approved plans referenced in Condition A2.</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
Design and Construction for Bush Fire				
A20	<p>The development must be undertaken in accordance with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021.</p>	<p>Bushfire Assessment Report SSD-8744305, Cool Burn Fire and Ecology, v1.2, 21/07/2021</p> <p>Drawing – Hydraulic Services Proposed Site Plan, ACOR Consultants, KHS-H10.01, 06/09/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Bush Fire Markup Plans multiple dates by Bickerton Masters</p> <p>Bushfire Planning Assessment – review bushfire construction elements for architectural drawings prepared by Richard Crookes Constructions, 09/12/2021 by Cool Burn Fire & Ecology</p> <p>Design Certificate: Hydraulic Fire Services 12/04/2023 issued by ACOR Consultants</p> <p>Fire Hydrant & Hydraulic Services Design 05/04/2023 by Bickerton Masters</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>The Bushfire Planning Assessment has been updated with a version dated 09/12/2021, prepared by Cool Burn Fire and Ecology that relates to review bushfire construction elements for architectural drawings prepared by Richard Crookes Constructions . This version was approved by the Certifier through the issuance of Crown Certificate Stage 4.</p> <p>Recommendations relating to water are addressed in the Hydraulic Services drawing provided, including provision of a new 72,000 litre water storage tank, new hydrants, booster valve and pumping infrastructure, and acknowledgement of requirement to comply with AS2419-2005.</p> <p>Landscape design is covered by CC6. Under the Staging Report landscaping works are scheduled for Stage 4 (Q1 2024) and these works were ongoing at the time of the audit site inspection.</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
Design and construction for Flood risk				
A21	The development must be undertaken in accordance with the recommendations of the Flooding Assessment Phase 2 prepared by GHD dated April 2021 and in accordance with the letter prepared by GHD dated 13 August 2021.	SINSW01427-20 - Kingscliff High School Flooding Assessment Phase 2, GHD, April 2021 Letter GHD to MBB Group, 13/08/2021 Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 3.0, 03/05/2022 Bickerton Masters letter to PCA dated 6/12/21	Refer to evidence cited, as well as A22, below. 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
A22	Building O must have a minimum finished floor level of 5.85 AHD.	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Design Statement letter from Bickerton Masters, dated 06/12/2021: Drawing KHS-A-0-0202 Drawings sighted (minimum level 6.48 shown) Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023 RCC Email dated 15/3/23 plus attached plans from Jason Cooke to auditor regarding Building O floor levels	The auditees advised that the Building O FFL is 6.500 which complies with this requirement. 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
A23	The extension to Building A must be constructed with flood compatible materials and fittings below the estimated 100-year flood level of 7.44m AHD.	Drawings, Building A – Administration – Wall Sections, KHS-A-A-0701 (Rev 3); KHS-A-A-0702 (Rev 2); KHS-A-A-0703 (Rev 2) Structural Design Certification letter – Building A Admin, Building G, Building O, Building H and COLA structure, pump house structure and Building C refurbishment work (excluding library building), ACOR Consultants, BR210028, dated 22/11/2021	The Building A drawings provided show ground level is at 7.010m AHD. The Structural Design Certification letter provided by ACOR Consultants confirms the following: “Building A - Admin has been designed to the requirements of SSD-8744305 item A23 and the ABCB Construction of Buildings in Flood Hazard Areas relating to the clause C2.8, confirming that the structural materials within the 1 in 100 year flood level event of Building A Admin are suitable materials as designated in Appendix C of this guide.” 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
Applicability of Guidelines				
A24	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	CEMP and sub-plans (B15, B16, B17, B18, B19, B20, B21)	The project plans appear to reference the current versions of guidelines, protocols, Standards or policies relevant to the topics that each document addresses.	Compliant
A25	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees, 06/02/2024	No written directions issued during audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Monitoring and Environmental Audits				
A26	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Evidence referred to elsewhere in this Audit Table.</p> <p>Interview with auditees, 06/02/2024</p> <p>Part 9, Div 9.4 of the EPAA</p> <p>Independent Audit No. 3, WolfPeak, 24/04/2023</p>	<p>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.</p> <p>No incidents or non-compliances were identified during the audit period.</p> <p>The third Independent Audit has been conducted completed in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p>	Compliant
Access to Information				
A27	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ol style="list-style-type: none"> a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations. 	<p>SINSW Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-high-school-upgrade.html#category-reports</p> <p>DPE Planning Portal website: https://www.planningportal.nsw.gov.au/major-projects/projects/upgrades-kingscliff-high-school</p>	<p>Relevant documents required under A27 are available on the SINSW Project website, as follows:</p> <ol style="list-style-type: none"> i. and ii. – Link included to the NSW Planning Portal page for the Project iii. – Access provided to approved strategies, plans and programs required under the conditions of this consent. Noted that updated version of CTPMSP has noted been uploaded to the website. iv. Appendix A of CNVMP includes noise monitoring conducted in November - December 2022. v. Noise monitoring undertaken prior to current audit period is included as appendix in Rev 8 of CNVMP available on project website vi. Last Project Update and Works Notification is for Feb 2024 respectively. vii. The website includes an enquiry form under 'Get involved' link. The project phone number (1300 482 651) is available in the works notifications and in the Community Communication Strategy. viii. – Complaints Register for Jan 2024 available on website (no complaints reported during audit period). ix. – IA1, IA2, IA3 and IA4 reports and proponent responses available on website x. – Not triggered <p>Whilst the CEMP and Sub-Plans are not required to be approved (and subsequently uploaded to the Project website under A27(a)(iii)), latest versions of the plans have been uploaded to the website.</p>	Compliant
Compliance				
A28	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Interview with auditees 06/02/2024</p> <p>Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, 20/07/2022</p> <p>Environmental toolbox talk on 3/8/23 on waste reduction and RCC environmental policy, reducing unnecessary noise</p>	<p>The Site Induction includes requirements detailed in the conditions of this consent. Evidence provided of key Project personnel being made aware of their responsibilities in relation to compliance the conditions of this consent.</p> <p>Environmental toolbox talks with a specific focus on waste reduction and minimizing unnecessary noise were conducted and disseminated to the relevant personnel during the audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Weekly toolbox covers environment for KHS		
Incident Notification, Reporting and Response				
A29	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Interview with auditees, 06/02/2024	The auditees advised that no incidents have been reported on the Project during the audit period.	Not triggered
A30	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees, 06/02/2024	The auditees advised that no incidents have been reported on the Project during the audit period.	Not triggered
Non-Compliance Notification				
A31	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Interview with auditees, 06/02/2024	No non-compliances identified/reported by the Applicant during the audit period or identified during the IA4; thus, no non-compliance notification is required.	Not triggered
A32	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees, 06/02/2024 Independent Audit No. 3, WolfPeak, 24/04/2023	No non-compliances reported during the audit period or during the IA4; thus, no non-compliance notification is required.	Not triggered
A33	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 06/02/2024	No incidents were reported during the audit period	Not triggered
Revision of Strategies, Plans and Programs				
A34	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A37; b) the submission of an incident report under condition A30; c) the submission of an Independent Audit under condition C37 or C38; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <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>The following plan was updated during the audit period in response to the IA4 findings:</p> <ul style="list-style-type: none"> • Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 – (general review and update) <p>Correspondence records dated 9/10/2023 indicate DPHI and Certifier notified of review of the CNVMP</p>	<ul style="list-style-type: none"> a) The project has adopted the 2020 revision of the Compliance Reporting Post Approval Requirements. No pre-construction or construction phase compliance reports are required under this revision b) No incident reported within this audit period c) Independent Audit No. 4 was submitted to the Department in accordance with C37 d) No direction from the Department within this audit period. <p>The CNVMP was updated during this audit period in response to the IA4 findings and the auditees made the necessary notifications of the revised management plans to the Certifier on 9/10/2023 and to the Department on the same day in satisfaction of this condition</p>	Compliant
A35	<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>The following plan was updated during the audit period:</p> <ul style="list-style-type: none"> • Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 – (in response to IA4 findings) <p>Major Project Portal receipt 6/10/24 for submission of rev 8 of CNVMP to DPHI</p>	<p>During this audit period, the CNVMP was updated in response to the IA4 findings.</p> <p>Correspondence records dated 9/10/2023 indicate DPHI and Certifier notified of review of the CNVMP, however, Rev 8 of the CNVMP which was revised in response to the IA4 findings was not submitted to the Planning Secretary within 6 weeks of the revision date of the Plan (4/10/23)</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Compliance Reporting				
A36	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting Post Approval Requirements (2020) Letter INSW to DPE, DOC21/1323432, 14/12/2021	Compliance reporting is not triggered until the operational phase of the Project, in line with the CRPAR (2020). As Building A commenced operation in Q3 2023, the first compliance report will be due for submission to DPHI before the anniversary of that date, which is outside the audit period.	Not triggered
A37	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Refer to A36.	Refer to A36.	Not triggered
A38	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Refer to A36.	Refer to A36.	Not triggered
A39	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Refer to A36.	Refer to A36.	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter 14/12/2021 SIN SW- DPE, DOC21/1323432, re: Notification of commencement of physical work – 20 Dec 2021 Letter to DPHI notifying of commencement of occupation of Building A on 18/9/2023 was made on 31/8/2023	The Notice of Commencement of physical work was submitted on 14/12/2021 to the Department, and the work is scheduled to occur on 20/12/22. The notification was done within the required timeframe set in this condition. Auditor's note: This condition is inconsistent with the timing in condition D1 which requires that: 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.	Compliant
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.	Interview with auditees 07/8/2023 Staging Report SSD-8744305 Upgrades to Kingscliff High School 25/07/2023 by DFP Planning Consultant Letter to DPHI notifying of commencement of occupation of Building A on 18/9/2023 was made on 8/8/2023	Letter to DPHI notifying of commencement of occupation of Building A on 18/9/2023 was made on 8/8/2023 within the timeframe required by this condition. Auditor's note: This condition is inconsistent with the timing in condition D1 which requires that: 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.	Compliant
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	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021	Structural design certification has been issued by ACOR Consultants and referenced in Crown Certificates.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>Structural Design Certification letter – Building A Admin, Building G, Building O, Building H and COLA structure, pump house structure and Building C refurbishment work (excluding library building), ACOR Consultants, BR210028, dated 22/11/2021</p> <p>Structural Design Certification letter – Building O (CAPA), ACOR Consultants, BR210028, 10/03/2022</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Structural Plans multiple dates by Acor Consultants P/L</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</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.	
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>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021</p> <p>Aconex correspondence from Certifier (BM+G) to MBB Group, BM+G-GCOR-000066, 20/12/2021</p> <p>Letter from SINSW to DPE, DOC21/1342370, dated 20/12/2021</p> <p>DPE lodgement record, SSD-8744305-PA-6, dated 21/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>External Wall System Disclosure Statement 11/07/2022, Bradford</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>Stage 1 Crown Certificate (CRO-21085) references Installation Statement for external walls and finishes, prepared by Richard Crookes Construction.</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; 	<p>Pre-construction Dilapidation Report: Public Infrastructure to Kingscliff High School – Oxford Street, RCC, KHS.01, dated 06/12/2021</p> <p>Email from RCC to Tweed Shire Council, dated 06/12/2021</p> <p>Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002380, 10/12/2021</p>	<p>A public infrastructure dilapidation report has been prepared and evidence of consultation with Tweed Shire Council and Endeavour Energy provided. The report has been provided to the Certifier and Council (who is the asset owner).</p> <p>The auditees advised that the Planning Secretary has not requested a copy of the Pre-Construction Dilapidation Reports.</p> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>			
B6	Prior to the commencement of construction, details from a structural engineer are to be submitted to the Certifier for all retaining walls, footings or structures within the zone of influence of the sewer main or other underground infrastructure, including a certificate of sufficiency of design.	<p>Structural Design Certification letter – Building A Admin, Building G, Building O, Building H and COLA structure, pump house structure and Building C refurbishment work (excluding library building), ACOR Consultants, BR210028, dated 22/11/2021</p> <p>Structural Design Certification letter – Building O (CAPA), ACOR Consultants, BR210028, 10/03/2022</p> <p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Certificate of Compliance: Structural 24/04/2023 issued by Graeme Moulson & Associates Engineering P/L</p> <p>Design Certificate: Structural 28/06/2023 issued by Acor Consultants P/L</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p>	<p>Structural design certification has been issued by ACOR Consultants and referenced in Crown Certificate 1, issued prior to commencement of construction.</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 Survey – residential Properties				
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	<p>Letter from ACOR Consultants to Richard Crookes Construction re: Requirement for Building Condition Report on Adjacent Neighbour Structures, dated 26/10/2021</p> <p>Letters of offer for pre-construction property inspection from SINSW to neighbouring residents (5 properties), dated 02/12/2021</p> <p>Pre-construction Survey Report – 8 Cambridge Court, Kingscliff, Childs Property Inspections, 2312035D, 13/12/2021</p> <p>Pre-construction Survey Report – 6 Cambridge Court, Kingscliff, Childs Property Inspections, 2312036D, 13/12/2021</p> <p>Pre-construction Survey Report – 2 Cambridge Court, Kingscliff, Childs Property Inspections, 2312051Ds, 13/12/2021</p>	<p>Letter from structural engineer, ACOR Consultants, concludes that the nine residential properties adjacent to the Project site would not require a record of building condition, given the distance of the Project works from the properties and the type of footings that have been specified.</p> <p>Despite this, letters offering pre-construction property inspection were sent to the five closest neighbouring residential properties on the northern boundary of the Project site. Three properties accepted the offer for a pre-construction survey, which have been completed.</p> <p>No change during the audit period.</p>	Compliant
B8	Where the offer for a pre-construction survey is accepted (as required by condition B7), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Pre-construction Survey Report – 8 Cambridge Court, Kingscliff, Childs Property Inspections, 2312035D, 13/12/2021	<p>Three properties accepted the offer for a pre-construction survey, which were conducted by Childs Property Inspections and documented in the referenced reports. The survey inspections were completed prior to the commencement of construction.</p> <p>The pre-construction survey reports note the following details:</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Pre-construction Survey Report – 6 Cambridge Court, Kingscliff, Childs Property Inspections, 2312036D, 13/12/2021</p> <p>Pre-construction Survey Report – 2 Cambridge Court, Kingscliff, Childs Property Inspections, 2312051Ds, 13/12/2021</p>	<p><i>This inspection was carried out by Gavin Childs</i></p> <p><i>Accreditation Number 02362</i></p> <p><i>Building Consultant Licence BC 916</i></p> <p><i>Childs Property Inspections Building Consultant Company Licence BC 981</i></p> <p>No change during the audit period.</p>	
B9	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must:</p> <ol style="list-style-type: none"> provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; submit a copy of the Pre-Construction Survey Report to the Certifier; and provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested 	<p>Pre construction survey report provided to Certifier on 30/12/22 via Aconex</p> <p>Copies of reports provided to residences at 2, 6 & 8 Cambridge Close sighted</p>	<p>The Project has not yet commenced vibration generating works that could impact on the buildings surveyed.</p> <p>The auditee advised that the Pre-Construction Survey Reports being provided to the owner of each of the residential buildings surveyed via letterbox drop.</p> <p>The auditees also advised that the Planning Secretary has not requested a copy of the Pre-Construction Survey Reports.</p> <p>The Pre-Construction Survey Reports have been provided to the Certifier and affected residents prior to commencement of vibration generating works that could impact on the buildings surveyed.</p>	Compliant
Community Communication Strategy				
B10	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> identify people to be consulted during the design and construction phases; set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p>Community Communication Strategy – Kingscliff High School, Rev 1, December 2021 by SINSW</p> <p>DPE lodgement record, SSD-8744305-PA-5, 16/12/2021</p> <p>Community Communication Strategy – Kingscliff High School, Rev 2, 22/06/2023 by SINSW</p> <p>Letter 28/06/2023 SINSW-DPE re: Submission of CCS Rev 2 to DPE</p> <p>Email 2/07/2023 DPE-SINSW re: Acknowledgement receipt of submission of CCS Rev 2</p> <p>Letter 13/07/2023 DPE-SINSW re: DPE approval for CCS Rev 2</p>	<p>The initial Community Communication Strategy was submitted to the Planning Secretary no later than 48 hours before commencement of construction.</p> <p>The Community Communication Strategy include:</p> <ol style="list-style-type: none"> Section 4 and 5 Section 6 and 7 Section 4 i. Section 4, 6, and 8.5 ii. Section 8.5 iii. Section 8.5 <p>The CCS has undergone an administrative update in June 2023. The document was submitted to the Department on 2/007/2023 and approved on 13/07/2023.</p> <p>No change during audit period</p>	Compliant
Ecological Sustainable Development				
B11	<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> <ol style="list-style-type: none"> registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or 	<p>Green Star Registration record, 07/10/2021</p> <p>Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002380, 22/11/2021</p>	<p>Project has registered for a Green Star Design & As Built v1.3 rating. Confirmation of registration was submitted to the Certifier on 22/11/2021 (i.e. prior to commencement of construction).</p> <p>No change during audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) seeking approval from the Planning Secretary for an alternative certification process			
Outdoor lighting				
B12	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Interview with auditees, 06/02/2024</p> <p>Design Certificate: Electrical 04/05/2023 issued by Walkerbai Consulting P/L</p> <p>Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023</p> <p>Design Certificate: Electrical External 26/06/2023 issued by Walkerbai Consulting P/L</p> <p>Crown Certificate 5 CRO 22043, Blackett Maguire + Goldsmith, issued 13 July 2023</p>	<p>Design Certificates were issued and certified by PCA BMG under Crown Certificate No. 4 and No. 5.</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
Demolition				
B13	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	<p>Interview with auditees, 06/02/2024</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Demolition Management Plan Kingscliff High School, PF 879, Demex, Rev 3.0, 13/10/2021</p> <p>Compliance Statement – Demolition, Demex, 01/12/2021</p> <p>DPE lodgement record, SSD-8744305-PA-6, 21/12/2021</p>	<p>Records show that the demolition work plans were submitted to the Department on 21/12/2021, which was one day after the commencement of construction (20/12/2021, as notified by INSW to DPE under B1).</p> <p>No demolition work carried out during audit period</p>	Compliant
Environmental Management Plan Requirements				
B14	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>Submission of updated CEMP and sub-plans to Certifier 19/07/2023</p> <p>Submission of updated CEMP and sub-plans to Department 27/07/2023</p> <p>Post Approval (DOE Portal) submission of CEMP and sub-plans</p> <ul style="list-style-type: none"> Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 7, 5 July 2023 – general review and update Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 12, 5/07/2023 – Review of management plan Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Construction Waste Management Sub-Plan – Kingscliff High School Upgrade, Richard 	<p>The CEMP and sub-plans have been prepared taking into consideration the Guideline's requirements.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Crookes Constructions, Rev 4, 19/07/2023 – General review and update Appendix C <ul style="list-style-type: none"> Construction Soil and Water Management Sub Plan Rev 4 July 2023 by RCC Construction Hazardous Material Management Plan Rev 2, July 2023 by RCC Flood Emergency Response Plan Rev 3 19/07/2023, Molino Stewart 		
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: <p>a) Details of:</p> <ul style="list-style-type: none"> 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 B10; <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 Sub-Plan (see condition B19);</p> <p>h) Biodiversity Management Sub-Plan (see condition B20); and</p> <p>i) Flood Emergency Response (see condition B21);</p>	Submission of updated CEMP and sub-plans to Certifier 19/07/2023 Submission of updated CEMP and sub-plans to Department 27/07/2023 Post Approval (DOE Portal) submission of CEMP and sub-plans Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 7, 5 July 2023 – general review and update	The CEMP has been generally prepared in line with the requirements of B15, as referenced below. The CEMP was not revised during the audit period. <p>Addressed in section 1.2 of the CEMP.</p> <p>Addressed in section 1.3 of the CEMP.</p> <p>Addressed in section 2 of the CEMP.</p> <p>Addressed in section 3 of the CEMP.</p> <p>Addressed in section 4 of the CEMP.</p> <p>Addressed in section 6 of the CEMP (and section 4.3.2 of the Aboriginal Cultural Heritage Management Plan (ACHMP)).</p> <p>Addressed in section 6 of the CEMP (and section 4.3.2 of the Aboriginal Cultural Heritage Management Plan (ACHMP)).</p> <p>Addressed in section 7 of the CEMP and the CTPMSP (see B16).</p> <p>Addressed in section 8 of the CEMP and the CNVMSP (see B17).</p> <p>Addressed in section 9 of the CEMP and the CWMS (see B18).</p> <p>Addressed in section 10 of the CEMP and the CSWMSP (see B19).</p> <p>Addressed in section 11 of the CEMP and the BMSP (see 20).</p> <p>Addressed in section 12 of the CEMP and the FERSP (see B21).</p>	Compliant
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes	The CTPMSP has been prepared in accordance with B16 and was not revised during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail: <ul style="list-style-type: none"> i. measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; iii. detail heavy vehicle routes, access and parking arrangements; iv. the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and v. arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s); vi. measures to prohibit construction access through Council's land to the east of the site (Lot 66 DP858466); and vii. measures to minimise truck movements between 7:45am to 9am and 2pm to 3:45pm 	<p>Constructions, Revision 12, 5/07/2023 – Review of management plan</p>	<p>Addressed on the cover page and in Appendix K 'Certificates and competencies' in the CTPMSP.</p> <p>Addressed in Appendix L of the CTPMSP.</p> <p>Addressed in sections 12 of the CTPMSP.</p> <p>Addressed in section 12.25 of the CTPMSP.</p> <p>Addressed in section 12.18 of the CTPMSP.</p> <p>Addressed in Appendix B 'Traffic Guidance Schemes' of the CTPMSP.</p> <p>Addressed in Appendix B 'Traffic Guidance Schemes' of the CTPMSP.</p> <p>Addressed in section 12.13 of the CTPMSP.</p> <p>Addressed in section 12.18 of the CTPMSP.</p>	
B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B17(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14. 	<p>Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023</p>	<p>The CNVMP has been prepared in accordance with B17 and was revised during the audit period in response to the IA4 findings.</p> <p>Addressed in Appendix A 'Consultant Qualification' of the CNVMSP.</p> <p>Addressed in sections 5 and 7 of the CNVMSP.</p> <p>Addressed in section 7 of the CNVMSP.</p> <p>Addressed in section 7 of the CNVMSP.</p> <p>Addressed in section 7 of the CNVMSP.</p> <p>Addressed in section 7 of the CNVMSP.</p> <p>Addressed in section 7 of the CNVMSP.</p>	Compliant
B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p>	<p>Construction Waste Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions,</p>	<p>The CWMSP has been generally prepared in accordance with B18, as referenced below. The plan was not revised during the audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	
	<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;</p> <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>	Rev 4, 19/07/2023 – General review and update Appendix C	<p>Addressed in section 5 of the CWMSP.</p> <p>Addressed in section 5.5 of the CWMSP.</p> <p>No contaminated material identified prior to commencement of construction; unexpected finds protocol being implemented.</p>		
B19	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:	Construction Soil and Water Management Sub Plan Rev 4 13 July 2023 by RCC	The CSWMSP has been prepared in accordance with B19 and was not revised during the audit period.		Compliant
a) be prepared by a suitably qualified expert, in consultation with Council;	Addressed in Appendix D 'Consultant Qualification' of the CSWMP.				
b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Addressed in Appendix A 'ESCP Drawing' of the CSWMP.				
c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	Addressed in section 6.1 of the CSWMP.				
d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas;	Addressed in Appendix C 'Acid Sulphate Soils Management Plan Excerpt (Douglas Partners, 2021)' of the CSWMP.				
e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Addressed in Appendix A 'ESCP Drawing' of the CSWMP.				
f) detail all off-site flows from the site; and	Addressed in section 4-6 of the CSWMP.				
g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI	Addressed in section 6.3 and Appendix A 'ESCP Drawing' of the CSWMP.				
B20	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:	Biodiversity Management Sub-Plan – Kingscliff High School Upgrade, Kleinfelder, Rev 2.0, 09/12/2021	The BMSP has been generally prepared in accordance with B20, as referenced below. The plan was not revised during the audit period.	Compliant	
a) be prepared by a suitably qualified and experienced person/s;	Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021	Addressed in Appendix A 'Kevin Wormington CV' of the BMSP.			
b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report prepared by Kleinfelder, dated 15 April 2021 and the Bush Stone-curlew Management Plan prepared by Kleinfelder, dated 5 August 2021 and set out how these areas will be protected from construction impacts;	DPE lodgement record, SSD-8744305-PA-4, 16/12/2021 Pre-Clearing Report, Annika Hallinan, 11/03/2022	Addressed in section 3 of the BMSP.			
c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.	Email Correspondence re Bush Curlew nest on site, 15/01/2023 No update in this audit period.	Addressed in section 3 of the BMSP.			
B21	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 2.0, 02/12/2021	The FERSP has been generally prepared in accordance with B21, as referenced below. The plan was not revised during the audit period.	Compliant	
a) be prepared by a suitably qualified and experienced person(s);		Addressed in Appendix 1 'Curriculum Vitae' of the FERSP.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) address the provisions of the Floodplain Risk Management Guidelines (EESG); c) include details of <ul style="list-style-type: none"> i. the flood emergency responses for both construction phases of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and users/visitors. 	<p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>DPE lodgement record, SSD-8744305-PA-4, 16/12/2021</p> <p>Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 3.0, 03/05/22</p> <p>Letter from DPE to SINSW dated 19/05/22 advising receipt of Rev 3 Of the FERP</p> <p>Flood Emergency Response Plan Rev 3 19/07/2023, Molino Stewart</p>	<p>Addressed in sections 2 through 6 of the FERSP.</p> <p>-</p> <p>Addressed in section 6 of the FERSP.</p> <p>Addressed in sections 4.4, 4.5 and 5.2 of the FERSP.</p> <p>Addressed in section 5.3 and 5.4 of the FERSP.</p> <p>Addressed in sections 5 and 6 of the FERSP.</p> <p>Addressed in section 6 of the FERSP.</p> <p>Addressed in Appendix 1 Curriculum Vitae' of the FERSP.</p>	
B22	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p>Kingscliff High School Driver Code of Conduct, Richard Crookes Construction</p> <p>Delivery driver induction checklist and sign off – hard copies kept onsite (photos provided by RCC)</p>	<p>A Drive Code of Conduct has been prepared for the Project in line with B22. Evidence provided by RCC shows that this Code of Conduct is being communicated with delivery drivers on the Project.</p> <p>No change reported during this audit period.</p>	Compliant
Construction Parking				
B23	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. The Strategy must include arrangements to prohibit workers using the informal path through the adjacent Council land to Cudgen Foreshore Park. A copy of the strategy must be provided to the Planning Secretary for information.</p>	<p>Submission of updated CEMP and sub-plans to Certifier 19/07/2023</p> <p>Submission of updated CEMP and sub-plans to Department 27/07/2023</p> <p>Post Approval (DOE Portal) submission of CEMP and sub-plans</p> <p>Construction Worker Transportation Strategy Rev 3, 7 July 2023 by RCC</p>	<p>Construction Worker Transportation Strategy was updated to Revision 3 on 7 July 2023 which include worker parking provisions are detailed in Section 2 of the Construction Worker Transportation Strategy, and alternate transport suggestions are provided in Section 4.</p> <p>Restrictions on the use of the informal path through the adjacent Council land to Cudgen Foreshore Park is discussed in Section 4.</p> <p>The updated CWTS was submitted to Certifier on 19/07/2023 and to the Department on 28/07/2023.</p> <p>No change reported during this audit period.</p>	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B24	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> a) a detailed assessment of mechanical plant and equipment demonstrating compliance with the relevant project specific noise criteria as recommended in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project specific noise criteria identified in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works. 	<p>Interview with auditees, 06/02/2024</p> <p>Mechanical Services Design 24/03/2023 by ACOR Consultants P/L</p> <p>Design Certificate: Mechanical 27/04/2023 issued by ACOR Consultants P/L</p> <p>Crown Certificate (Stage 4), CRO-21085, Blackett Maguire + Goldsmith, 08/05/2023</p> <p>Mechanical Services Plans multiple dates, ACOR Consultants P/L</p>	<p>Mechanical Services Design and Plans were issued by ACOR Consultant which were certified by BMG under Crown Certificates No. 4 and No. 5.</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
		Crown Certificate 5, CRO-21085, Blackett Maguire + Goldsmith, 13/07/2023 Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023		
Landscaping				
B25	Prior to the commencement of landscaping works, the Applicant must submit a revised Landscape Plan to the Certifier. The plan must be generally consistent with the plan submitted with the Response to Submissions but amended to: <ol style="list-style-type: none"> a) incorporate additional plants of local species as follows: <ol style="list-style-type: none"> i. a minimum of 80% locally occurring Australian native species and maximum of 20% non-locally occurring Australian native species to apply to all trees; ii. a minimum of 80% locally occurring Australian native species and maximum of 20% Australian native or exotic species to apply to other plants (shrubs, ground cover and similar); and iii. no environmental weed species; b) reflect any changes required to accommodate water quality measures proposed around the reconfigured car park; and c) comply with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021 	Interview with auditees, 06/02/2024 Design Certificate :Landscaping (Building) 12/04/2023 Black Beetle P/L Crown Certificate (Stage 4), CRO-21085, Blackett Maguire + Goldsmith, 08/05/2023 Landscaping Plans multiple dates Black Beetle P/L Design Certificate :Landscaping 30/06/2023 Black Beetle P/L Crown Certificate 5, CRO-21085, Blackett Maguire + Goldsmith, 13/07/2023 Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023	Design Certificates were issued by Black Beetle P/L which were certified by BMG under Crown Certificates No. 4 and No. 5. 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
Operational Waste Storage and Processing				
B26	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational 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: <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. 	Interview with auditees, 06/02/2024 General Correspondence 16/05/2023 RCC-Bickerton Masters Architecture re: assessment of design for waste collection area Modification Report (10 October 2023, SJB)	Modification application seeks to amend these requirements and is currently under assessment by the Department. No waste storage areas yet constructed	Not triggered
Intersection upgrade works				
B27	Prior to the commencement of construction of intersection upgrade works, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority for upgrades to the intersection of Cudgen Road/Oxford Street/McPhail Avenue to provide new right hand turning bays on Cudgen Road leading to Oxford Street and on Oxford Street leading into Cudgen Road/McPhail Avenue generally in accordance with the proposals set out in the Response to Submissions. Note: <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. 	Interview with auditees, 06/02/2024 Application for Driveway Access to Property dated 21/03/2023 submitted by RCC to Tweed Shire Council Email 22/05/2023 Tweed Shire Council-RCC re: Council requesting for documentation in relation to Driveway Application Email 24/05/2023 RCC-Tweed Shire Council re: Submission of Bitzios KHS Pedestrian Infrastructure	RCC Group submitted a Driveway Application to Tweed Shire with corresponding plans. Works not yet commenced Approval issued by Council.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> All costs associated with the proposed road and pathway upgrade works must be borne by the Applicant. In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	<p>Report and S138 Application for Driveway Access to Property</p> <p>Letter 25/05/2023 Bitzios Consulting-MBB re: KHS Expansion Modification Application Pedestrian Infrastructure Works</p> <p>Section 138 approval issued by Council 21/7/2023</p>		
Oxford Street Signposting and Line Marking				
B28	<p>Prior to commencement of line marking or street sign works on Oxford Street, the Applicant must submit plans and specifications to the satisfaction of the relevant road authority. The plans and specifications must be submitted to the Planning Secretary for information and include the proposed line marking and sign posting works on Oxford Street to provide three additional parking spaces and delineate drop-off/pick-up spaces generally in accordance with the Response to Submissions.</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 and pathway upgrade works must be borne by the Applicant. In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	<p>Interview with auditees, 06/02/2024</p> <p>Application for Driveway Access to Property dated 21/03/2023 submitted by RCC to Tweed Shire Council</p> <p>Email 22/05/2023 Tweed Shire Council-RCC re: Council requesting for documentation in relation to Driveway Application</p> <p>Email 24/05/2023 RCC-Tweed Shire Council re: Submission of Bitzios KHS Pedestrian Infrastructure Report and S138 Application for Driveway Access to Property</p> <p>Letter 25/05/2023 Bitzios Consulting-MBB re: KHS Expansion Modification Application Pedestrian Infrastructure Works</p> <p>Section 138 approval issued by Council 21/7/2023</p> <p>Letter from SINSW submitting plans and Council approval to DPHI on 16/8/2023</p>	<p>Works not yet commenced</p> <p>Approval issued by Council.</p> <p>Plans submitted to Department 16/08/2023</p>	Compliant
Pedestrian Infrastructure Works				
B29	<p>Prior to the commencement of construction of pedestrian infrastructure upgrades, the Applicant must submit plans and specifications to the satisfaction of the relevant road authority for proposed pedestrian infrastructure upgrade works and provide a copy to the Planning Secretary for information. The works must include the proposed works described as items D1 to D7 in the Traffic and Transport Impact Assessment prepared by Bitzios dated 26 August 2021.</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 and pathway upgrade works must be borne by the Applicant. In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent 	<p>Interview with auditees, 06/02/2024</p> <p>Application for Driveway Access to Property dated 21/03/2023 submitted by RCC to Tweed Shire Council</p> <p>Email 22/05/2023 Tweed Shire Council-RCC re: Council requesting for documentation in relation to Driveway Application</p> <p>Email 24/05/2023 RCC-Tweed Shire Council re: Submission of Bitzios KHS Pedestrian Infrastructure Report and S138 Application for Driveway Access to Property</p> <p>Letter 25/05/2023 Bitzios Consulting-MBB re: KHS Expansion Modification Application Pedestrian Infrastructure Works</p> <p>Section 138 approval issued by Council 21/7/2023</p> <p>Letter from SINSW submitting plans and Council approval to DPHI on 16/8/2023</p> <p>Letter from Department dated 29/9/2023 acknowledging plans and response to the Departments further comments for information and clarification</p>	<p>Works not yet commenced</p> <p>Approval issued by Council.</p> <p>Plans submitted to Department 16/08/2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operations Access, Car Parking and Service Vehicle Arrangements				
B30	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) a minimum of 99 on-site car parking spaces on site for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2. 	<p>Interview with auditees, 06/02/2024</p> <p>Site Plan Proposed Ground A-X-0114 Rev 10 03/02/2023 by BIM</p> <p>Carpark Proposed Ground A-X-0201 Rev 9 24/05/2023 by BIM</p> <p>Email 29/05/2023 Genesis Traffic-RCC re: Design assessment and swept path assessment.</p> <p>Crown Certificate 5, CRO-21085, Blackett Maguire + Goldsmith, 13/07/2023</p>	<p>As per the sighted Site Plan and Carpark Plan, 99 on-site parking spaces are available/designed.</p> <p>Genesis Traffic provided the design and swept path assessment, which outlines the largest service vehicle that the loading bay can accommodate. We consider it is the role of the Principal Certifier to ensure compliance with this condition</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> <p>Works not yet commenced</p>	Compliant
Utilities, Services and Stormwater				
B31	<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> <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the RfS; c) be in accordance with applicable Australian Standards; d) incorporate water quality treatment measures to the reconfigured car park; e) be prepared to the satisfaction of Council; and f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	<p>Civil Design Certification letter, ACOR Consultants, BR210028, dated 21/09/2021</p> <p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Email correspondence with Tweed Shire Council, between September 2021 and February 2022</p> <p>Aconex correspondence from Certifier (BM+G) to RCC, BM+G-GCOR-000147, 10/08/2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>Stormwater and Drainage Works Determination No. SWD21/0523, 22/03/2022, Tweed Shire Council</p> <p>Crown Certificate 5, CRO-21085, Blackett Maguire + Goldsmith, 13/07/2023</p>	<p>Civil Design Certification, including stormwater drainage drawings, including in Crown Certificate (Stage 1 and 5).</p> <p>Stormwater and Drainage Works Determination was issued by Tweed Shire Council on 22/02/2023.</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
B32	<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>Notes:</p> <ul style="list-style-type: none"> • Council advises that a detailed Erosion and Sediment Control Plan prepared in accordance with Tweed Shire Council Section D7.07 of Development Design Specification D7 - Stormwater Quality is required to be submitted with a stormwater drainage application. • Council advises that a detailed Stormwater Management Plan (SWMP) for any permanent stormwater quality treatment is required to be prepared and be in accordance with Section D7.07 of Councils Development Design Specification D7 - Stormwater Quality 	<p>Interview with auditees, 06/02/2024</p> <p>Stormwater Drainage Works Application No. SWD21/0523</p> <p>Email correspondence with Tweed Shire Council, between September 2021 and February 2022</p> <p>Aconex correspondence from RCC to Certifier (BM+G), RCC-GCOR-002485, 01/12/2021</p> <p>Tweed Council section 68 approval dated 22/3/22. See Council approval in folder.</p> <p>Stormwater and Drainage Works Determination No. SWD21/0523, 22/03/2022, Tweed Shire Council</p> <p>Crown Certificate 5, CRO-21085, Blackett Maguire + Goldsmith, 13/07/2023</p>	<p>Stormwater and Drainage Works Determination was issued by Tweed Shire Council on 22/02/2023.</p> <p>Section 68 permit approved by Tweed Shire Council and connected during this audit period</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>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</p>	<p>Interview with auditees, 06/02/2024</p>	<p>Stormwater and Drainage Works Determination was issued by Tweed Shire Council on 22/02/2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	service provider that they have agreed to the proposed works must be submitted to the Certifier prior to the commencement of those works.	Tweed Council section 68 approval dated 22/3/22 Stormwater and Drainage Works Determination No. SWD21/0523, 22/03/2022, Tweed Shire Council Crown Certificate 5, CRO-21085, Blackett Maguire + Goldsmith, 13/07/2023	Section 68 permit approved by Tweed Shire Council. 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	
B34	<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 and ensure there shall 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 pre-treatment device (e.g. grease arrestor, oil separator, basket traps) must be installed in accordance with Tweed Shire Council's Policy - Discharge of Liquid Trade Waste to the Sewerage System Submission of detailed hydraulic plans and specifications indicating the size, type and location of pre-treatment devices and full details of drainage installations in accordance with AS 3500 shall be submitted to Council for approval along with a Liquid Trade Waste Application Form and all required information required therein. Three copies of detailed hydraulic plans shall be submitted with all Liquid Trade Waste Applications indicating the size, type and location of pre-treatment devices. All plumbing and drainage installations to these devices must comply with AS3500. ○ a Section 306 application under the Water Management Act 2000 will need to be lodged prior to the commencement of works. 	<p>Various reports regarding service identification, including from Downunder Locations</p> <p>Numerous subsurface infrastructure maps sighted</p> <p>Aconex notifying Certifier of locations dated 3/12/21</p>	<p>Evidence provided of extensive service location and identification work being conducted across the Project site, including potholing activities and preparatory works for trenching.</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
Hazardous Materials Management Plan				
B35	<p>Prior to the commencement of construction, the Applicant is required to submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <p>a) address the recommendations in the Hazardous Materials Survey for Kingscliff High School at 33 Oxford Street, Kingscliff prepared by Hazmat Services Pty Ltd, dated 31 March 2020 and Waste Management Plan for</p>	<p>Construction Hazardous Material Management Plan (CHMMP) Rev2, 19 July 2023 by RCC</p> <p>Submission of updated CEMP and sub-plans to Certifier 19/07/2023</p>	<p>Construction Hazardous Material Management Plan (CHMMP) was updated on 19/07/2023 by RCC which relates to general review and training.</p> <p>Table 1 of HMMP demonstrates compliance with requirements of a-c HMMP has been prepared and submitted to Certifier as per condition.</p> <p>The HMMP was submitted to the Certifier on 19/07/2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Kingscliff High School at 33 Oxford Street, Kingscliff prepared by HMC Environmental Consulting Pty Ltd dated March 2021;</p> <p>b) provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and</p> <p>c) comply with the relevant NSW Legislation, Codes and Practice and Australian Standards.</p>	<p>Submission of updated CEMP and sub-plans to Department 27/07/2023</p> <p>Post Approval (DOE Portal) submission of CEMP and sub-plans</p>		
Dewatering Management Plan				
B36	<p>Prior to the commencement of construction, a Dewatering Management Plan is to be prepared by a suitably qualified and experienced person and submitted to the Certifier that:</p> <p>a) considers Council's Dewatering in the Tweed Guideline;</p> <p>b) meets the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018);</p> <p>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> <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 of the method of mechanical aeration to be used in the event that it is necessary to aerate the groundwater to achieve an acceptable Dissolved Oxygen level prior to the offsite discharge of groundwater and where this will be incorporated on the site;</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) considers the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 33 Oxford Street, Kingscliff NSW 2487, dated July 2021 and prepared by Douglas Partners.</p>	<p>Kingscliff High School Dewatering Management Plan, Env Solutions, Rev 2, 02/12/2021</p> <p>Letter from Certifier to MBB Group, dated 10/02/2022</p>	<p>Dewatering Management Plan was submitted on the 3/12/2021, as documented in letter from Certifier to MBB Group (dated 10/02/2022).</p> <p>The Dewatering Management Plan was reviewed but not updated.</p> <p>No change reported during audit period.</p>	Compliant
Contamination				
B37	<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>Pre Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Peticini)</p> <p>Interview with auditees, 06/02/2024</p>	<p>Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Peticini) indicates that required testing was undertaken on 27/7/21 and that no OCP's were identified in the samples taken from under the slab.</p> <p>No demolition work carried out during audit period.</p>	Compliant
B38	<p>Where site investigations undertaken under condition B37 have identified the presence of contamination from organochloride pesticides, the Applicant must prepare a Remediation Action Plan, which details a remediation strategy and includes an unexpected finds procedure. The Remediation Action Plan is to be</p>	<p>Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Peticini)</p> <p>Interview with auditees, 06/02/2024</p>	<p>No OCPs identified in Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Peticini)</p> <p>No change reported during audit period.</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	approved by an EPA accredited Site Auditor. The unexpected finds procedure must be implemented throughout duration of project work			
B39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	<p>Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, 09/12/2021</p> <p>Pre-Demolition Testing Report (undated) by Env Solutions (reviewed by certified consultant Joe Pedicini)</p> <p>No contaminants have been identified in soils on the site.</p> <p>HAZMAT register maintained for existing buildings and any works required on these will be managed in accordance with the HMMP</p> <p>Interview with auditees, 06/02/2024</p>	<p>Contamination to be managed in line with unexpected finds process included in Section 5 of the Project CEMP.</p> <p>The auditees advised that no unexpected contamination finds have been identified on the Project to date.</p>	Not triggered
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>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:</p> <ul style="list-style-type: none"> 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 06/02/2024	A site notice was observed displayed at the entry point to the construction site on Oxford Street (see site photos in Appendix E). The notice meets the requirements of C1.	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Equipment Induction – Excavator, Hammertech system output</p> <p>Site inspection and interview with auditees, 06/02/2024</p> <p>Yellow stickers on plant to say 'inducted'. Hammertech Equipment Induction Skid Steer Loader [Demolition]. Used by Demex.</p> <p>Forklift induction dated 22/2/23, Telehandler 11/1/23 sighted. Numerous other records visible in register</p> <p>Demex Bob Cat induction 4/10/2023</p> <p>Excavator induction 28/9/2023</p> <p>Skid steer induction 24/1/2024</p>	The auditees provided example equipment induction records, which are recorded in the Hammertech system. Record includes initial plant induction checks, servicing requirements, and permits associated with the plant (e.g., excavation permits).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	Demolition Management Plan Kingscliff High School, PF 879, Demex, Rev 3.0, 13/10/2021 Compliance Statement – Demolition, Demex, 01/12/2021 Interview and site inspection with auditees 06/02/2024	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.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, 23/05/2022 Interview and site inspection with auditees 06/02/2024 Complaint Register Jan 2024 Site notice board hours (Appendix E)	Hours of work are included in Section 6.3 of the CNVMSP and mentioned in the site induction and pre-start notice board. No OOHW within the audit period, no complaints.	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.	Interview with auditees 06/02/2024 Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Complaints Register Jan 2024	Hours of work are included in Section 6.3 of the CNVMSP. The auditees advised that no out of hours works under C5 have been conducted during the audit period. No OOHW reported during audit period.	Not triggered
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Interview with auditees, 06/02/2024	Hours of work are included in Section 6.3 of the CNVMSP. The auditees advised that no OOHW under C6 have been conducted during the audit period.	Not triggered
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees 06/02/2024	The auditees advised that no OOHW under C6 have been conducted during the audit period.	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Complaints Register Jan 2024	Restrictions around when the Project can carry out high impact noise activities are addressed in Section 6.3 of the CNVMSP. The auditees advised that no high impact noise works, as described in C8, have been conducted on the Project to date. Screw piers have been used instead of driven piles.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) 9am to 12pm, Saturday.	Interview with auditees 06/02/2024		
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Environmental Inspections Sighted.	Regular weekly environmental inspection by contractor provides evidence of self-monitoring of environmental mitigation measures. The review of the implementation of selected measures from a number of sub-plans indicated overall compliance with this requirement. Details included against relevant CoA in this Appendix A and photo evidence in Appendix E	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.	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 12, 5/07/2023 Kingscliff High School Driver Code of Conduct, Richard Crookes Construction Site inspection 06/02/2024	No construction vehicles were observed outside of the Project site during the inspection. No complaints regarding construction vehicles have been received in relation to the Project to date.	Compliant
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Complaints Register, Jan 2024 Appendix E Site inspection, 06/02/2024	No advertising or graffiti was observed during the site inspection. No complaints have been received relating to advertising or graffiti on the Project.	Compliant
No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff High School, Richard Crookes Constructions, Revision 12, 5/07/2023 Complaints Register, Jan 2023 Site inspection 06/02/2024	No obstructions to the public way were observed during the site inspection. No complaints relating to public access have been received in relation to the Project to date.	Compliant
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Complaints Register, Jan 2024 Standard hours being implemented. No complaints to date regarding out of hours work	No noise monitoring has been undertaken during the audit period (monitoring was not specifically required by the CNVMP). No complaints have been received in relation to noise during the audit period. It is considered that this condition is being complied with	Observation
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023	Requirement included in Section 7 of the CNVMSP and addressed in Site Induction and Driver Code of Conduct.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Kingscliff High School Driver Code of Conduct, Richard Crookes Construction Complaints Register Jan 2024	No complaints regarding construction vehicles arriving on site outside of hours have been received in relation to the Project.	
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 Complaints Register Jan 2024 Site Inspection, 06/02/2024 Hammertech Scissor Lift Plant Checkin 4/10/23	The requirement to use quackers is included in Section 7 of the CNVMSP however this is not supported by the equipment checkin / induction process on the project. Tonal reversing alarm (i.e. not a quacker) heard on reversing plant during site inspection No noise complaints regarding mobile plant or vehicles have been received in relation to the Project. Observation: The Hammertech equipment check in process does not include any check for 'quackers' .	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 7, 5/07/2023 KHS Environmental Monitoring – Noise Vibration Monitoring Compliance Report Feb-March 2023, 30/05/2023 by ENV Services Vibration monitoring reports for 22/3/22 and 14/4/22 Site Inspection 06/02/2024 Complaints Register Jan 2024	No complaints regarding excessive vibration have been made by the community during the audit period. It is understood that vibration monitoring is scheduled to be undertaken later in Feb after the audit period	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	KHS Environmental Monitoring – Noise Vibration Monitoring Compliance Report Feb-March 2023, 30/05/2023 by ENV Services Site inspection 06/02/2024 Complaints Register Jan 2024	Vibratory compactors were not used during the audit period. It is understood that vibration monitoring is scheduled to be undertaken later in Feb after the audit period	Compliant
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent	Construction Noise and Vibration Management Sub-Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 8, 4/10/2023 KHS Environmental Monitoring – Noise Vibration Monitoring Compliance Report Feb-March 2023, 30/05/2023 by ENV Services Site Inspection with auditees, 06/02/2024	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. Vibratory compactors were not used during the audit period. It is understood that vibration monitoring is scheduled to be undertaken later in Feb after the audit period	Compliant
Tree Protection				
C19	For the duration of the construction works: a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree,	Biodiversity Management Sub-Plan – Kingscliff High School Upgrade, Kleinfelder, Rev 2.0, 09/12/2021 Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions Site Inspection 6/02/2024	The auditees noted that the Project has not resulted in any street trees being trimmed, removed, or damaged during an emergency. The site is fenced and the Project has sign posted environmental protection zones (see site photos in Appendix D). Trees being retained have been fenced with ATF and sign posted to protect them during construction works (see site photos in Appendix E).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>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</p> <p>d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	Tree protection zones in place (Appendix E)		
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 7, 5 July 2023</p> <p>Complaints Register Jan 2024</p> <p>Site Inspection 06/02/2024</p>	<p>Section 2 of the Project’s CEMP includes measures to manage dust and odour during construction.</p> <p>No dust related complaints reported during audit period. No dust emissions observed during site inspection</p> <p>Street sweeper used when required. Oxford Street and roads adjacent to the School observed as clean.</p>	Compliant
C21	<p>During construction, the Applicant must ensure that:</p> <p>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>c) trucks associated with the development do not track dirt onto the public road network;</p> <p>d) public roads used by these trucks are kept clean; and</p> <p>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 7, 5 July 2023</p> <p>Complaints Register Jan 2024</p> <p>Site Inspection 06/02/2024</p>	<p>Section 2 of the Project’s CEMP includes measures to managed dust and odour during construction.</p> <p>No dust related complaints reported during audit period Street sweeper used when required. Oxford Street and roads adjacent to the School observed as clean.</p> <p>No dust emissions observed during site inspection</p>	Compliant
Imported and Exported Fill				
C22	<p>The Applicant must:</p> <p>f) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>g) keep accurate records of the volume and type of fill to be used;</p> <p>h) make these records available to the Certifier upon request;</p> <p>i) 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</p> <p>j) ensure the exportation of waste is transported to a licenced waste facility or an approved site subject to a resource recovery order and exemption.</p>	<p>Env Solutions waste classification advice dated 29/6/22</p> <p>KHS site won material stockpiled in the KHS Library area while we were completing retaining walls & lift pits. Geotech Report confirms site won material acceptable to be used as fill material.</p> <p>Waste Tracking Register current to Dec 2023</p> <p>Site Inspection and interview 06/02/2024</p> <p>Various Penfold Projects soil / mulch receipts dated December 2023 & January 2024</p> <p>Photos, Appendix E</p>	<p>Waste Tracking Register used to track the importation and exportation of fill material and waste materials and includes waste export entries up to December 2023 and fill importation entries to February 2023 with the required records and information being kept in the register.</p> <p>The Record of Imported Materials includes the following information</p> <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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Mulch had recently been applied in ongoing landscaping works at the School (Appendix E)</p> <p>In correspondence with the Project Team its landscape architect has confirmed that the mulch used on the project is known as "forest mulch," which is a natural by-product derived from the mulching of trees cleared from land sites and that this mulch is not tested for asbestos.</p> <p>Observation: The Mulch Order 2016 does not specify that mulch be tested for asbestos, however it requires the processor to ensure that it does not contain asbestos before supplying it. The supplier, RDD or landscape architect have not specifically assured the Project that the material does not contain asbestos. The architect has stated that the mulch supplied to the project is "forest mulch" which is a natural by-product derived from the mulching of trees cleared from land sites and that this distinction is crucial for understanding the safety and quality of the product supplied. The supplier has stated that additional testing for asbestos presence / absence would incur additional fees.</p> <p>Recommendation: To more clearly satisfy the requirements of the Mulch Order 2016 the Project should seek clear assurance that any mulch (whether forest or otherwise) supplied to the project to date and in future is free from asbestos contamination.</p>	
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.	<p>Construction Soil and Water Management Sub-Plan – Kingscliff High School Upgrade: Appendix A 'ESCP Drawing', Richard Crookes Constructions, Rev 3, 09/12/2021</p> <p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Section 68 permit issued by TSC dated 22/3/22</p> <p>Site Inspection and interview 06/02/2024</p>	<p>Erosion and sediment controls have been installed onsite in line with the ESCP. The majority of the worksite remains sealed with hardstand. The ESCP is included in the CSWMSP, which has been issued to the Certifier.</p> <p>No dewatering has occurred during audit period.</p>	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.	<p>Site Induction Presentation - Kingscliff Public & High School Redevelopment, Richard Crookes Constructions, 07/03/2022</p> <p>Workers Inducted Report, 01/06/2021 to 07/03/2022 (267 workers inducted for both Kingscliff High School and Kingscliff Public School projects)</p> <p>Evacuation plan on Pre-Start Notice board and in site induction and drill planned for 8/9/22 in conjunction with School</p> <p>Evacuation Drill - Mock Evaluation & Emergency Roles & Responsibilities, performed 1/12/2023 by RCC sign on sheets sighted</p>	<p>Emergency assembly points and evacuation routes are included in the Project induction presentation.</p> <p>Emergency evacuation drills (3) were conducted during audit period in conjunction with School personnel</p>	Compliant
Aboriginal Heritage				
C25	All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.	Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021	The Aboriginal Cultural Heritage Management Plan (ACHMP) notes that no Aboriginal sites or deposits have been identified within the Project area.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interview with auditees, 06/02/2024	The Project has an unexpected finds protocol in place, as detailed in section 4.3.2 of the ACHMP. The auditees advised that no unexpected Aboriginal heritage finds were identified during the audit period as part of Project construction.	
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM Consulting dated April 2021.	Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021 Cultural heritage inductions 8/4/22 and 27/7/22 Interview with auditees, 06/02/2024	Additional cultural heritage inductions and activities were undertaken during the previous audit period consistent with the recommendations of the EMM report dated April 2021 during periods of ground disturbance. Significant disturbance of the original soil profile was completed prior to the current audit period and therefore no additional cultural heritage inductions have been required under section 4.3.1 of ACHMP.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C27	In the event that surface disturbance identifies a new Aboriginal object: a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works shall only recommence with the written approval of the Planning Secretary	Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021 Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 7, 05/07/2023 Interview with auditees, 06/02/2024	The auditees advised that no unexpected Aboriginal heritage finds were identified during the audit period.	Not triggered
Unexpected Finds Protocol– Historic Heritage				
C28	If any unexpected archaeological relics are uncovered during the work, then: a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary.	Construction Environmental Management Plan – Kingscliff High School Upgrade, Richard Crookes Constructions, Rev 3, 09/12/2021 Interview with auditees, 06/02/2024	Interview and site inspection with auditees on 06/02/2024 indicate that this requirement not triggered.	Not triggered
Waste Storage and Processing				
C29	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction Waste Management Sub-plan, Richard Crookes Constructions, Rev 2, 09/12/2021 Complaints Register Jan 2024 Site Inspection 06/02/2024	Waste storage bins were sighted onsite during the inspection conducted 06/02/2024. See site photos in Appendix E. No waste was observed leaving site onto neighbouring public or private properties and no complaints have been made regarding this.	Compliant
C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste tracking register December 2023 Env Solutions waste classification advice dated 29/6/22	All waste removed from site to date has been pre-classified as construction and demolition waste under the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Env Solutions waste classification advice dated 31/08/2022 Site Inspection 06/02/2024		
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 06/02/2024	Concrete washout trays used to manage concrete rinse water on site No washouts observed during site inspection	Compliant
C32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Waste register with classification current to December 2023 Site Inspection 06/02/2024	Waste Tracking Register used to track the importation and exportation of fill material and waste materials and includes waste export entries up to Dec 2023 with the required records and information being kept in the register.	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 High School, PF 879, Demex, Rev 3.0, 13/10/2021 Interview with auditees, 06/02/2024	The auditees advised that no hazardous materials were removed as part of the SSD works during the audit period.	Not triggered
Hazardous Materials				
C34	At the completion of any hazardous material removal work and prior to any subsequent demolition or alteration work commencing, a clearance inspection of the relevant work area must be conducted by a competent person, or in the case of asbestos, by a Licensed Asbestos Assessor. Where applicable, a clearance certificate issued by a licensed asbestos assessor which states that the site 'does not pose a risk to health and safety from exposure to asbestos' in accordance with Clause 474 of the Work Health and Safety Regulation 2017 must be submitted to the Certifier and a copy provided to Council with the clearance certificate within 7 days of completion of the clearance inspection.	Hazardous Materials Survey, Kingscliff High School, Hazmat Services, R1, 31/03/2020 Interview with auditees, 06/02/2024	Hazardous materials survey conducted for the site recommended adoption of unexpected finds process. It also recommended the following action be implemented: <i>"Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition /refurbishment works, in accordance with the requirements of the Code of Practice for the SafeUse of Synthetic Mineral Fibres [NOHSC:2006(1990)]."</i> No change reported during audit period.	Not triggered
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Complaints Register Jan 2024 No significant external lighting in use for construction Site Inspection 06/02/2024	The only construction phase lighting is that on the site sheds. The lights did not appear to be directed at any receivers or excessive in lumens. The lights are switched off at night. No complaints have been received. No complaints relating to external lighting reported during the audit period. Temporary lighting provided to staff car park.	Compliant
Independent Environmental Audit				
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from DPE to SINSW dated 05/09/2022 approves Steve Fermio as Independent Auditor	The audit team was approved by the Department prior to commencing this Independent Audit.	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IAPAR 2020 Interview with auditees, 06/02/2024	This audit has been conducted in accordance with the Independent Audit Post Approval Requirements.	Compliant
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4	Interview with auditees, 06/02/2024	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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.			
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary. 	IA2 Report dated 21/10/2022, WolfPeak SINSW letter and response to IA2 report to DPE dated 24/10/2022 IA3 Report dated 24/04/2023, WolfPeak SINSW letter submission of IA3 Report and response to DPE dated 28/04/2023	The Proponent response to the IA3 was undertaken as per these requirements and timeframes.	Compliant
C40	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	SINSW letter submission of IA4 Report and response to DPE dated 5/10/2023	Audit report submitted within two months of undertaking the IA4 site inspection on 7/8/2023.	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.	Site inspection and interview with auditees, 06/02/2024	The Project is currently under construction with only Building A and parts of Building C having commenced operation from Q3 2023.	Not triggered
Operation Readiness Work				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site 	Aconex correspondence dated 30/8/2023 and 2/2/2024 RCC submitting operational readiness plans and other details required by this and C43 to Certifier	Operational readiness documentation submitted for Building A and parts of Building C as required	Compliant
C43	Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements: <ul style="list-style-type: none"> a) no more than 15 staff are involved in operational readiness work; b) no students or parents are permitted; and c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff. 	Refer to C42.	Refer to C42.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Letter to DPHI notifying of commencement of occupation of Building A on 18/9/2023 was made on 8/8/2023	Initial notification of operation made 1 month prior to occupation as required	Compliant
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.	<p>Crown Certificate (Stage 1), CRO-21085, Blakett Maguire + Goldsmith, 15/12/2021</p> <p>Installation Statement – External Walls & Finishes, from Richard Crookes Construction to the Certifier (BM+G), dated 06/12/2021</p> <p>Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022</p> <p>Crown Certificate (Stage 3) CRO 22043, Blakett Maguire + Goldsmith, issued 1 February 2023</p> <p>Crown Certificate (Stage 4) CRO 22043, Blakett Maguire + Goldsmith, issued 8 May 2023</p> <p>External Wall System Disclosure Statement , 11/07/2022 issued by Bickerton Masters</p> <p>Email 13/07/2023 Certifier-MBB re: Acceptance of External Wall System Disclosure Statement</p> <p>Crown Certificate 5 CRO 22043, Blakett Maguire + Goldsmith, issued 13 July 2023</p> <p>Letter 14/07/2023 SINSW-DPE re: Submission of External Wall and Cladding in accordance with D2 and D3</p> <p>Post Approval (DPE Portal) Submission of External Wall and Cladding in accordance with D2 and D3</p>	<p>Satisfied for Stages 1 and parts of 2.</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
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.	Major project portal lodgement receipt dated 11/9/2023	<p>Satisfied for Stages 1 and parts of 2.</p> <p>Documentation provided to DPHI via Major Project portal as required</p>	Compliant
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.	Staging Report November 2023	Staging Report assigns this to Stage 6	Not Triggered
Warm Water Systems and Cooling Systems				
D5	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground	KHS Installation Certificate Building C October 2023	Satisfied for part of 2.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.		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--	
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. 	Staging Report November 2023	Staging Report assigns this to Stage 6	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 	Aconex 13/9/23 from Certifier to RCC	<p>Satisfied for Building A.</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
D8	If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works, then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia must be installed to service the buildings	Certifier correspondence dated 13/9/23	<p>Certifier indicated satisfaction with this requirement for Building A</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 – 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.	Staging Report November 2023	Staging Report assigns this to Stage 3	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	<p>Fire Safety Certificate 14/9/2023 (Building A), emailed to Fire and Safety and Council on 15/9/2023</p> <p>Fire Safety Certificate Building 2A 22/10/2023 emailed to Fire and Safety and Council same day</p> <p>Fire Safety Certificate Building H 29/1/2024 emailed to Fire and Safety and Council 30/1/2024</p> <p>Fire Safety Certificate Part Building C 24/1/2024 emailed to Fire and Safety and Council 30/1/2024</p>	<p>Satisfied for Building A, H and parts of Building C</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
Structural Inspection Certificate				
D11	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s 	<p>Structural inspection certificates for Building A 23/10/2023</p> <p>Structural inspection certificates for Stage 2A 23/10/2023</p> <p>Structural inspection certificates for Stage 2B 4/2/2024</p> <p>Structural inspection certificates for Stage 2C 30/01/2024</p>	<p>Satisfied for Building A and parts of Building C</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
Compliance with Food Code				
D12	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas used in connection with the sale of food have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p> <p><i>Note: Any applicable approvals are to be obtained from Council.</i></p>	Staging Report November 2023	Staging Report assigns this to Stage 3	Not Triggered
Post-Construction Dilapidation Report – Protection of Public Infrastructure				
D13	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary when requested. 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Repair of Public Infrastructure				
D14	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or c) pay compensation for the damage as agreed with the owner of the public infrastructure. 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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				
D15	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Post-Construction Survey – Residential Properties				
D16	Where a pre-construction survey has been undertaken in accordance with condition B8 prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: <ul style="list-style-type: none"> a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B8; 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. e) Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner. 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Intersection upgrade works				
D17	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B27 have been completed to the satisfaction of the relevant roads authority.	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Oxford Street Signposting and Line Marking				
D18	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B28 have been completed to the satisfaction of the relevant roads authority. <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 and pathway upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>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 and pathway upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Car Parking Arrangements				
D20	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works associated with the reconfiguration of the car park to create 99 parking spaces on site have been completed.	Staging Report November 2023	Staging Report assigns this to Stage 6	Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D21	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ol style="list-style-type: none"> the provision of a minimum 90 bicycle and scooter parking spaces; the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; the provision of end-of-trip facilities for staff; and appropriate pedestrian and cyclist advisory signs are to be provided. <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>	Staging Report November 2023	Staging Report assigns this to Stage 6	Not Triggered
School Zones				
D22	<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>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
D23	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
School Transport Plan				
D24	<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> <ol style="list-style-type: none"> be prepared by a suitably qualified consultant in consultation with Council and TfNSW; 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> i. objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation); ii. specific tools and actions to help achieve the objectives and mode share targets; iii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. c) include operational transport access management arrangements, including: <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, including the upgraded Cudgen Road/Oxford Street intersection, and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; viii. car parking arrangements and management associated with the proposed use of school facilities by community members; and d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and e) a monitoring and review program, including <ul style="list-style-type: none"> i. a review of impacts on nearby streets and intersection, including potential queuing and school users parking on residential streets; and ii. consideration of measures required to address impacts in consultation with relevant stakeholders. 			
D25	<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 complaints handling management system in relation to parking concerns raised by the surrounding community and include processes and actions for the school to address concerns raised.</p>	<p>Complaints handling Management Plan for KHS 01/03/2023 SINSW</p> <p>General Correspondence 22/03/2023 MBB-Certifier re: Submission of Complaints handling Management Plan to Certifier</p> <p>Letter 29/03/2023 SINSW-DPE re: Submission of Complaints handling Management Plan to DPE</p>	<p>Already in place for construction phase</p>	<p>Compliant</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email 09/03/2023 DPE-SINSW re: Acknowledgement receipt of submission of Complaints handling Management Plan Letter 5/04/2023 DPE-SINSW re: Acceptance of Complaints handling Management Plan		
Utilities and Services				
D26	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier. <i>Note:</i> <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: 9.18 ET @ \$11,442 = \$105,037.60 Sewer: 15.3 ET @ \$7,400 = \$113,220.00 	Staging Report November 2023	Staging Report assigns this to Stages 3 and 5	Not Triggered
D27	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, easements must be created under the Conveyancing Act 1919 over public sewer, water supply and drainage infrastructure on the site, including a 3m wide easement over the relocated stormwater pipe. The instrument(s) is to nominate Tweed Shire Council as the Authority to revoke, vary or modify the easement(s)	General Correspondence 24/03/2023 RCC-MBB re: Sewer/Stormwater Easement Plan registered with LRS Staging Report November 2023	Staging report assigns this to Stage 7	Not Triggered
D28	Prior to the commencement of operation, evidence must be provided to the Water Supply Authority that no structures are constructed over the existing sewer and/or structures over the existing sewer to meet the Tweed Shire Council D15 - Work in Proximity Specification	Certificate of Practical completion from Council for diversion of part of the sewer main dated 12/9/2023 to RCC	Certificate provided by Council 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
Stormwater Operation and Maintenance Plan				
D29	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: <ol style="list-style-type: none"> maintenance schedule of all stormwater quality treatment devices; record and reporting details; relevant contact information; and Work Health and Safety requirements. 	Stormwater Management Plan (RCC) 18/8/2023 Aconex dated 30/8/2023 submitting Plan to Certifier	Plan submitted to Certifier 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
Koala Offset Management Plan				
D30	Prior to the commencement of operation, a site-based Koala Offset Management Plan (KOMP) must be prepared by a suitably qualified professional in accordance with 'Appendix C – Offset Provisions' of the Tweed Coast Comprehensive Koala Plan of Management 2020 (TCCPoM 2020). The KOMP must be prepared to the satisfaction of Council and a copy provided to the Planning Secretary for information. The KOMP include the following: <ol style="list-style-type: none"> accurate calculation of Preferred Koala Food Tree (PKFT) offsets based on the Arboricultural Impact Assessment prepared by Treescience dated May 2021 as amended by the Addendum to the Arboricultural Impact Assessment, prepared by Arbor Ecological and dated 26 August 2021 (identifying PKFT's to be removed to facilitate the development) to be provided at offset ratios specified in the TCCPoM 'Appendix C, Table 2: 	Koala Offset Management Plan for KHS 2/05/2023 by Kleinfelder Letter 24/05/2023 SINSW-DPE re: Submission of Koala Offset Management Plan Email 26/05/2023 DPE-SINSW re: Acknowledgement receipt of Koala Offset Management Plan Letter 14/06/2023 DPE-SINSW re: Acceptance of the submitted Koala Offset Management Plan Email 10/05/2023 Tweed Council-MBB re: Council acceptance of Koala Offset Management Plan	Plan prepared and submitted in accordance with requirements prior to operation of Stage 2A as per Staging Report	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Offset pathway for other development outside of a KAP or KLP' for the Southern Koala Management Area – Onsite.</p> <p>b) a suitably scaled plan showing the metes and bounds of the Koala Offset Area on site that meets the following criteria:</p> <ul style="list-style-type: none"> i. the entire quantum of calculated offsets to be delivered on site; ii. the offset area/s must be of adequate area to achieve a minimum 2.5-metre-wide plant spacing; iii. the offset area/s must be contiguous with/adjacent to existing Preferred Koala Habitat; and iv. the offset area/s must not conflict with any existing or approved infrastructure; <p>c) details of proposed revegetation to meet the offset requirements;</p> <p>d) schedule of local native plant species to be used for planting;</p> <p>e) include weed treatment methods consistent with the SEQ Ecological Restoration Framework: Manual (Chenoweth EPLA & Bushland Restoration Services 2012) for weed control techniques for all environmental weeds;</p> <p>f) provide details of primary works and maintenance works as follows (yet may not be strictly limited to):</p> <ul style="list-style-type: none"> i. primary works - all planting, treatment of all environmental weeds, baseline monitoring and reporting; ii. maintenance works - supplementary planting (where required), continued treatment and control of environmental weeds, monitoring and reporting. <p>g) include a set of performance criteria to be met to achieve the specified restoration outcomes during primary works and minimum five-year maintenance works phase as follows:</p> <ul style="list-style-type: none"> i. primary works phase: <ul style="list-style-type: none"> • 100% successful establishment of all planted stock; • 90% control of all environmental weeds species across the entire koala offset area/s; ii. maintenance works phase: <ul style="list-style-type: none"> • 90% successful establishment of all planted stock; • 90% control of all environmental weeds species across the entire koala offset area/s; • increased growth of all planted stock; <p>h) program of works to be undertaken;</p> <p>i) annual monitoring and reporting requirements;</p> <p>j) set of performance criteria to achieve site capture over a five (5) year management period.</p> <p>k) maintenance, monitoring and reporting schedule with developer commitment for a period of not less than five years; and an adaptive management statement detailing how potential problems arising may be overcome and requiring approval of Council's General Manager or delegate for such changes</p>	<p>Site inspection 6/2/2024</p> <p>Staging Report November 2023</p>		
D31	<p>Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, the Koala offset primary works must be completed in accordance with the details set out in the Koala Offset Management Plan approved under condition D30.</p>	<p>Staging Report November 2023</p>	<p>Staging Report assigns this to Stage 7</p>	<p>Not Triggered</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Signage				
D32	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Staging Report November 2023	Staging Report assigns this to Stage 6	Not Triggered
D33	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Staging Report November 2023	Staging Report assigns this to Stage 6	Not Triggered
Operational Waste Management Plan				
D34	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in EIS. 	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Contamination				
D35	<p>If, based on further site investigations undertaken in accordance with condition B37, it is determined that remediation works are required to address the presence of contamination from organochloride pesticides, then prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <ul style="list-style-type: none"> a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contact Assessment and Management (CPSS CSAM) scheme; b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; c) include, but not be limited to: <ul style="list-style-type: none"> i. comment on the extent and nature of the remediation undertaken; ii. if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; iii. sampling and analysis plan and sampling methodology undertaken as part of the remediation; iv. if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; v. results of any validation sampling, compared to relevant guidelines/criteria; vi. comment on the suitability of the area for the intended land use; and d) be submitted to the Planning Secretary for information. 	Evidence as per B37	No OCPs detected	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscaping				
D36	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	Staging Report November 2023	Staging Report assigns this to Stage 4	Not Triggered
Vegetation Management Plan				
D37	<p>Prior to the commencement of operation, the Applicant must prepare a Vegetation Management Plan to manage the landscaping and vegetation on site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> a) describe the ongoing monitoring and maintenance measures to manage landscaping and vegetation on the site; b) comply with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021; and c) be consistent with the Applicant's Management and Mitigation Measures in the EIS. <p><i>Note: The Vegetation Management Plan required by this condition is intended to achieve (in part) the purpose of the Landscape Plan of Management recommended in the Bushfire Assessment Report.</i></p>	Staging Report November 2023	Staging Report assigns this to Stage 4	Not Triggered
Evacuation and Emergency Planning				
D38	<p>Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.</p> <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</i></p>	<p>Operational Bushfire Emergency Management Plan (RCC) August 2023</p> <p>Email dated 14/9/2023 submitting Plan to Council as representative of Local Emergency Management Committee</p> <p>Staging Report November 2023</p> <p><i>{plan updated post site inspection: Rev 3, 21 March 2024 to include D38 compliance table}</i></p>	<p>Plan has been prepared and submitted as required under this condition prior to operation of Stage 2A</p> <p>Non-compliance: The D38 compliance table in the Plan references the Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan but provided an incorrect document reference as to where these requirements have been checked. There was no evidence available at the time of the audit site inspection demonstrating that the plan has been prepared in accordance with the guidelines.</p>	Non compliance
Operational Flood Emergency Management Plan				
D39	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> d) is be prepared by a suitably qualified and experienced person(s); e) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); f) includes details of: <ul style="list-style-type: none"> vi. the flood emergency responses for operational phase of the development; vii. predicted flood levels; viii. flood warning time and flood notification; ix. assembly points and evacuation routes; x. evacuation and refuge protocols; and xi. awareness training for employees and contractors, and visitors. 	<p>Operational Flood Emergency Management Plan (RCC) August 2023</p> <p>Staging Report November 2023</p> <p>Aconex correspondence RCC to Certifier submitting plan dated 14/9/2023</p>	<p>The plan has been prepared and submitted to the Certifier in accordance with this condition prior to operation of Stage 2A</p> <p>Observation: It is unclear on the evidence available that the Plan has been prepared by a suitably qualified and experienced person</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Noise Management Plan				
D40	Prior to the commencement of operation, a Noise Management Plan is to be submitted to the Certifier that details how noise from onsite activities will be managed and controlled so as to prevent the generation or emission of intrusive noise. The Plan must be prepared in accordance with the recommendations of the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information.	Operational Noise Management Plan (RCC) August 2023 Staging Report November 2023 Aconex correspondence RCC to Certifier submitting plan dated 14/9/2023	Plan has been prepared in accordance with the requirements of this condition and submitted to Certifier Non-compliance: There is no evidence available that the Plan has been submitted to Council for information	Non compliance
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); e) details of the use of the site, where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	Out of Hours Event Management Plan (RCC) May 2023 Staging Report November 2023 Mail to Council requesting input to plan dated 13/9/2023	Plan has been prepared and input sought from Council as required No event over 100 people has yet occurred	Compliant
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.	Out of Hours Event Management Plan (RCC) May 2023	No event over 100 people has yet occurred	Not Triggered
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); e) details of the use of the site, where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	Out of Hours Event Management Plan (RCC) May 2023 Staging Report November 2023	No event over 100 people has yet occurred	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.	Out of Hours Event Management Plan (RCC) May 2023 Staging Report November 2023	No event over 100 people has yet occurred	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Site inspection 6/2/2023	To be reviewed during operational audit of fully completed works	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.		To be reviewed during operational audit of fully completed works	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.	Community Communication Strategy Rev 2 22/6/2023	Already in place for construction phase	Compliant
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.	Complaints Register Jan 2024	No complaints regarding early morning deliveries during audit period	Compliant
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.	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Operational Noise Limits				
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works.	Staging Report November 2023	Staging Report assigns this to Stage 5	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.	Staging Report November 2023	Staging Report assigns this to Stage 5	Not Triggered
Noise Management Plan				
E12	The development must be managed in accordance with the Noise Management Plan prepared under condition D40.	Out of Hours Event Management Plan (RCC) May 2023	No event over 100 people has yet occurred	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Staging Report November 2023		
Unobstructed Driveways and Parking Areas				
E13	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Site inspection 6/2/2024 Complaints Register Jan 2024	No obstruction observed during site inspection and no complaints made regarding this issue during audit period	Not Triggered
School Transport Plan				
E14	The School Transport Plan required by condition D24 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
E15	The Complaints Handling Management Plan prepared under condition D25 must be implemented in perpetuity.	As per D25	Complaints Handling process already in place for construction phase	Compliant
Ecologically Sustainable Development				
E16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered
Outdoor Lighting				
E17	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Complaints Register Jan 2024	No complaints regarding this issue during audit period	Not Triggered
Vegetation Management Plan				
E18	The Applicant must maintain the landscaping and vegetation on the site in accordance with the Vegetation Management Plan prepared under condition D36 for the duration of occupation of the development.	Staging Report November 2023	Staging Report assigns this to Stage 4	Not Triggered
Koala Offset Area Restriction				
E19	Within six months or other timeframe agreed by the Planning Secretary of the commencement of operation, the Applicant must create and register a Positive Covenant and Restrictions As To User pursuant to Section 88B and Section 88BA of the Conveyancing Act 1919 which burden Part Lot 3 DP803772 and Part Lot 57 DP803814, benefits Tweed Shire Council and provides for the following: a) a Positive Covenant over the area described as Koala Offset Area in the approved Koala Offset Management Plan approved under condition D30. This area must be subject to an approved ecological restoration program and managed for conservation purposes in perpetuity.	Staging Report November 2023	Staging Report assigns this to Stage 7	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>b) restriction as to user regarding the Koala Offset Area in the approved Koala Offset Management Plan pursuant to conditions of this consent. The following activities are not permitted within this area.</p> <ul style="list-style-type: none"> i. clearing, lopping or removal of any native plants, whether existing at the date of this consent or planted pursuant to conditions of this consent; ii. erection of any fixtures or improvements, including buildings or structures; iii. construction or maintenance of access roads and any services unless otherwise required by conditions of the subject development or established prior to issue of this consent; iv. depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area; v. keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the Koala Offset Area; and vi. performance of any other acts which may have detrimental impact on the values of the Koala Offset Area. The area must be managed in accordance with the approved Koala Offset Management Plan 			

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



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

05/09/2022

Dear Mr Mills

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

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

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

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

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

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

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

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

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

Please ensure this correspondence is appended to the audit report.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer on 02 9274 6225 or via ania.dorocinska@planning.nsw.gov.au.

Yours sincerely



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary



APPENDIX C – CONSULTATION RECORDS



RE: SSD - 8744305 - Kingscliff High School IA5 audit scope consultation



Nick Ballard <Nick.Ballard@dpie.i

To Steve Fermio

Cc Phil Rose



15/01/2024

You don't often get email from nick.ballard@dpie.nsw.gov.au. [Learn why this is important](#)

Hi Steve,

Further to your scope request dated 9 January 2024 for the fifth Kingscliff High School (SSD- 8744305) Independent Environmental Audit ('the IEA') in accordance with Section 3.2 of the *Independent Audit Post Approval Requirements* (May, 2020).

After consideration the Department of Planning, Housing and Infrastructure ('NSW Planning') does not have any input into the scope of this fifth IEA. NSW Planning also has no additional recommendations concerning consultation with other agencies the this IEA.

Please ensure the IEA is conducted and reported in accordance with the *Independent Audit Post Approval Requirements* (May, 2020) and note the change of name from the Department of Planning and Environment to the Department of Planning, Housing and Infrastructure and ensure that this is reflected in the IEA report.

If you wish to discuss the matter further do not hesitate to contact Phillip Rose, A/Senior Compliance Officer on (02) 6670 8657.

Best Regards

Nick Ballard

A/Team Leader Compliance – Far North Region
Compliance | Development Assessment & Infrastructure
Department of Planning, Housing and Infrastructure

M 0400 666 027 | **T** 02 6670 8652 | **E** nick.ballard@dpie.nsw.gov.au
dphi.nsw.gov.au

PO Box 72, Murwillumbah NSW 2484 | Level 1, 135 Murwillumbah Street, Murwillumbah NSW 2484

Working days Monday to Friday - Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.








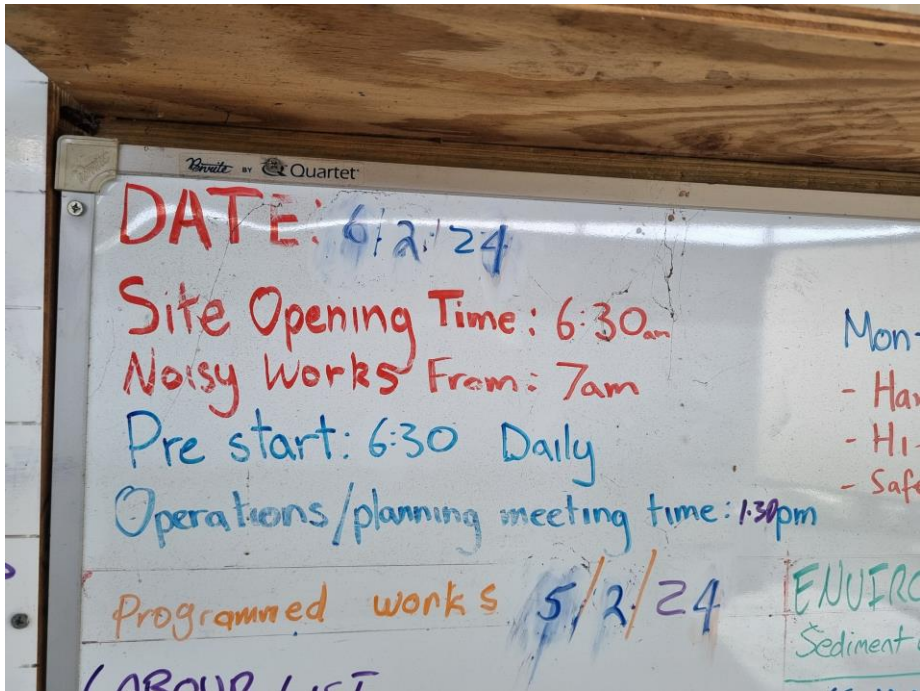
APPENDIX D – SITE INSPECTION PHOTOGRAPHS



No.	Comment	Photograph
1	Site notice was installed at the site entrance.	
2	Sediment fencing around site noting mulch applied in landscaping	

No.	Comment	Photograph
3	Tree protection zone	
4	Spill kit	
5	Coir logs around stormwater drain	

No.	Comment	Photograph
6	Chemical storage	
7	Waste storage container	

No.	Comment	Photograph
8	Pre start notice board showing construction hours	 <p>The photograph shows a whiteboard with handwritten text in various colors. The text includes: <ul style="list-style-type: none"> DATE: 6/2/24 (written in red) Site Opening Time: 6:30am (written in red) Noisy Works From: 7am (written in red) Pre start: 6:30 Daily (written in blue) Operations/planning meeting time: 1:30pm (written in blue) Programmed works 5/2/24 (written in orange) Labels for 'ENVIRO' and 'Sediment' are visible on the right side. </p>



APPENDIX E – DECLARATION FORMS



Independent Audit Declaration Form

Independent Audit Declaration Form


Project name	Kingscliff High School Redevelopment
Consent Number	SSD 8744305
Description of Project	The NSW Department of Education – School Infrastructure NSW (SINSW) is responsible for delivering the Kingscliff High School Redevelopment Project (the Project). The Project involves upgrades to the school to provide new permanent teaching spaces and core facilities to accommodate increased student capacity and to address the Education Facilities Standards and Guidelines (EFSG)
Project Address	33 Oxford Street, Kingscliff 2487
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	26/03/2024

I declare that I:

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

Notes:

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

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

