

INDEPENDENT AUDIT NO. 6 – AUDIT REPORT

KINGSCLIFF HIGH SCHOOL UPGRADE – SSD 8744305

JANUARY 2025

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))
DoE	Department of Education
EFSG	Education Facilities Standards and Guidelines
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 (DoE) – 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 for Planning and Public Spaces' delegate on 3 November 2021, subject to several Conditions of Consent. The consent was modified (Mod-1) on 22 April 2024 and approved by the Team Leader, Social and Infrastructure Assessments, of the Department of Planning, Housing, and Infrastructure (DPHI), to amend the design and location of the operational waste storage area, remove an additional five (5) trees in the car park and waste storage area, and revise conditions of consent regarding compliance reporting and operational waste storage.

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). WolfPeak Group Pty Ltd was engaged as the Independent Auditor for the project and has undertaken the audit from the start of the project until its completion. An updated audit team approval was granted by the Department on 2 October 2024, as included in Appendix B of this report.

Conditions C36 to C41 of Schedule 2 of SSD 8744305 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department's 2020 document titled *Independent Audit Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for the audits.

This Audit Report presents the findings from the sixth Independent Audit (IA6) for the project, which serves as the initial operational audit, covering the period from 7 February 2024 to 9 December 2024 (the 'audit period'). Works undertaken during this period included the completion of all construction activities, the commencement of operations for all stages, the rectification of defects, and the execution of make-good works.

The overall outcome of the audit was positive. Compliance records were organised and available during the site inspection and interviews with project personnel. The operational phase documents required under the consent appear to be fit for purpose and were implemented for the activities undertaken during the audit period. The project team has demonstrated that compliance management has been prioritised, which is reflected in the full compliance status for the audit period.

In summary:

- There were 176 conditions assessed.
- Ninety-one (91) conditions were considered by the auditor to be compliant.
- Eighty-four (84) conditions were considered by the auditor to be not triggered.
- No non-compliances were identified.

- Two (2) observations were identified in relation to the Project. These relate to:
 - During the site audit inspection, it was noted that the Fire Safety Certificate was not prominently displayed in the building (D10). Prior to the finalisation of the report, the auditees provided evidence of compliance with the observation, which has now been considered closed by the auditor.
 - No lock was found at the gate securing the Koala Offset Area to prevent unauthorised access and potential trampling of plants (E19). Prior to the finalisation of the report, the auditees provided evidence of compliance with the observation, which has now been considered closed by the auditor.
- All findings from previous audits were closed out in the last (IA5) audit.

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

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 for Planning and Public Spaces' delegate on 3 November 2021, subject to several Conditions of Consent. The consent was modified (Mod-1) on 22 April 2024 and was approved by the Team Leader, Social and Infrastructure Assessments, of the Department of Planning, Housing, and Infrastructure (DPHI), to amend the design and location of the operational waste storage area, remove an additional five (5) trees in the car park and waste storage area, and revise conditions of consent regarding compliance reporting and operational waste storage.

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)

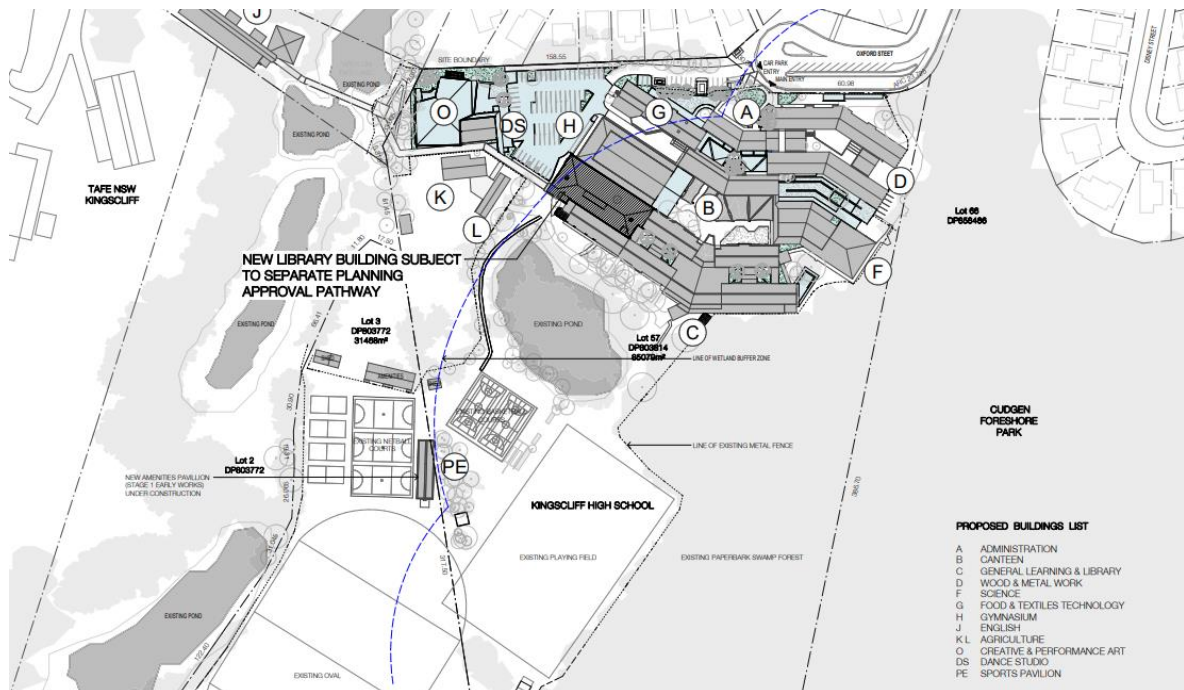


Figure 2: Proposed works under SSD 8744305 (Source: Kingscliff High School Architectural Package, SJB Group, dated 27 April 2021)

MBB Group has been appointed as the client representative on behalf of SINSW, with Richard Crookes Construction (RCC) as the principal contractor. The Principal Certifying Authority (the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd (BM+G). WolfPeak Group Pty Ltd was engaged as the Independent Auditor for the project, conducting audits from its commencement to completion.

This report represents the sixth audit undertaken by WolfPeak for the project, covering the period from 7 February 2024 to 9 December 2024 (the 'audit period'). During the audit period, the Staging Report was updated to Revision 6, dated 5 June 2024, by DFP Planning Consultant and approved by the Department on 14 June 2024. The updated Staging Report outlines the planned sequence of delivery for the occupation/operation of the project in ten (10) distinct stages:

- Stage 1: Building A extension: ground floor. – Q3 2023
- Stage 2a: Building C refurb middle ground and first floor – Q4 2023
- Stage 2b: Building C refurb mid-west ground & first floor, hall door – Q1 2024
- Stage 2c: Building C refurb east ground & first floor – Q2 2024
- Stage 2d: Building C refurb east ground & first floor – Q3 2024
- Stage 3: Building G refurb ground floor (food tech room) – Q1 2024
- Stage 4: Landscaping & front entry – Q1 2024
- Stage 5: Building O refurb ground & first floor – Q2 2024
- Stage 6: Car park works & bicycle parking – Q3 2024
- Stage 7: External pavement, pedestrian refuges and kerbs works, Koala Offset planting and waste enclosure – Q3 2024

Works undertaken during this period included the completion of all construction activities, the commencement of operations for all stages, the rectification of defects, and the execution of make-good works.

1.2 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 who performed the auditing works shown on Table 1.

Table 1: Audit Team

Name	Company	Participation	Certification
Joyce Acierda	WolfPeak	Lead Auditor	Exemplar Global Certified Environmental Lead Auditor - Certificate No 479219 Master of Planning

Name	Company	Participation	Certification
Ana Maria Munoz	WolfPeak	Peer Reviewer	Exemplar Global Certified Lead Environmental Auditor (Certificate No. 115421) Master of Engineering Management

Approval of the Audit Team was provided by the Department on 2 October 2024. The letter is presented in Appendix B.

1.3 Audit objectives

The objective of this Audit was to conduct the sixth Audit in accordance with the requirements of the IAPAR and 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 report presents the findings of the sixth Audit (IA6) which serves as the initial operational audit on the Project covering the period from 7 February 2024 to 9 December 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 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.

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 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 Audit.

2.2.3 Consultation

On 4 November 2024, WolfPeak consulted with the Department to obtain their input on the scope of the Independent Audit and to confirm whether other stakeholders should be consulted, as required under Section 3.2 of the IAPAR. The Department did not provide a response. Consultation records are included in Appendix C.

2.2.4 Meetings

The opening and closing meetings for the Independent Audit were held on 9 December 2024 at the High School with project personnel, the School's Principal, and WolfPeak auditor.

During the opening meeting, the objectives and scope of the Audit, the resources required, an overview of the project and status of works, and the methodology to be applied were discussed.

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

The opening and closing meeting attendance sheet is provided in Appendix D.

2.2.5 Interviews

Interviews were conducted during the site inspection on 9 December 2024 with key project personnel from MBB, RCC and with the School's Principal.

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

Table 2: Audit meeting personnel interviewed

Name	Role	Organisation
Laura Goodall	Senior Project Manager	MBB Group
Jack Miller	Senior Project Engineer	RCC
Alyssa Mackay	Business Manager	KPS
H. Simpson	School Staff	KPS

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and completed works. The site inspection was conducted on 9 December 2024 and detailed observations were discussed in Section 3. Photos were taken during the site inspection and presented in Appendix E.

2.2.7 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 primary documents reviewed are presented in Section 3.1 and evidence during the Audit are referenced in the compliance tables presented in Appendix A.

2.2.8 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.

Section 3 and Appendix A present the general audit findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table in Appendix A, using the descriptors below:

Table 3: 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.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

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

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised those prepared under the conditions from Schedule 2 - SSD 8744305 applicable to the works being undertaken at the time of the audit. The primary documents reviewed during the Audit 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 (Mod-1)
- *Operational Waste Management Plan (OWMP) for Kingscliff High School*, by HMC Environmental Consulting, 19 November 2024
- *Operational Noise Management Plan*, prepared by Richard Crookes Constructions, 14 June 2023, Rev.1
- *Kingscliff Public School - School Transport Plan (STP)*, prepared by Stantec, 7 May 2024, Rev.5
- *Operational Flood Emergency Management Plan*, prepared by RCC, 10 August 2024, Rev.1
- *Operational Bushfire Emergency Evacuation Plan (OBEEP)*, prepared by RCC, 21 March 2024, Rev.3
- *Vegetation Management Plan (VMP) for KHS*, prepared by S5 Consulting, 18 December 2023, Rev. B
- *Koala Offset Management Plan for KHS* by Kleinfelder Australia P/L, 2 May 2023
- *Out of Hours Event Management Plan (School Use + Community Use)*, prepared by SINSW, 4 June 2024, Rev. Final
- *KPS Community Communication Strategy*, prepared by School Infrastructure NSW, 22 June 2023, Rev.2

Further evidence is referred to within the checklist in Appendix A.

3.2 Summary of Compliance

This section, including Table 4 presents the summary of compliance and recommended actions for the audit findings of IA6. The status of previously open audit findings are included in Table 5. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 176 conditions assessed.
- Ninety-one (91) conditions were considered by the auditor to be compliant.
- Eighty-four (84) conditions were considered by the auditor to be not triggered.
- No non-compliances were identified.
- Two (2) observations were identified in relation to the Project. These relate to:
 - During the site audit inspection, it was noted that the Fire Safety Certificate was not prominently displayed in the building (D10). Prior to the finalisation of the report, the auditees provided evidence of compliance with the observation, which has now been considered closed by the auditor. Refer to Table 4 for details.
 - No lock was found at the gate securing the Koala Offset Area to prevent unauthorised access and potential trampling of plants (E19). Prior to the finalisation of the report, the auditees provided evidence of compliance with the observation, which has now been considered closed by the auditor. Refer to Table 4 for details.
- All findings from previous audits were closed out in the last (IA5) audit.

Table 4: Findings the sixth Independent Audit (IA6)

Item	Ref.	Type	Details of item	Recommended Actions	Completed actions	Status
IA6_01	D10	Observation	<p><u>Fire Safety Certification</u></p> <p><i>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.</i></p> <p>Observation: The auditee reported that the Fire Safety Certificate was displayed prior to the commencement of occupation and was signed off by the Certifier before issuing the BCA Completion Certificate. However, during the audit site inspection, it was noted that the Fire Safety Certificate was not prominently displayed in the building in its designated area.</p>	Provide a sturdy display enclosure for the Fire Safety Certificate, ensuring it is secure and durable to withstand potential impacts from student activities.	MBB / RCC	<p>CLOSED</p> <p>Prior to finalising the report, the auditees provided evidence that the Fire Safety Certificate is prominently displayed within the building in a fixed frame. This observation is now considered closed by the auditor. Please refer to the site photos in Appendix E (No. 14).</p>
IA6_02	F19	Observation	<p><u>Koala Offset Area Restriction</u></p> <p><i>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:</i></p> <p><i>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.</i></p> <p><i>b) restriction as to user regarding the Koala Offset Area in the approved Koala Offset Management Plan pursuant to conditions of this consent. The following activities are not permitted within this area.</i></p> <p><i>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;</i></p> <p><i>ii. erection of any fixtures or improvements, including buildings or structures;</i></p> <p><i>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;</i></p> <p><i>iv. depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area;</i></p> <p><i>v. keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the Koala Offset Area; and</i></p> <p><i>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</i></p> <p>Observation: In relation to requirement vi., the gate securing the Koala Offset Area requires a lock to prevent unauthorised access and potential trampling of plants.</p>	Install and maintain a secure lock on the gate accessing the Koala Offset Area to ensure restricted access and enhance safety for children.	MBB / RCC	<p>CLOSED</p> <p>Prior to finalising the report, the auditees provided evidence that the Fire Safety Certificate is prominently displayed within the building in a fixed frame. This observation is now considered closed by the auditor. Please refer to the site photos in Appendix E (No. 14).</p>

Table 5: Status of findings from the previous Independent Audits (IA3, IA4 and IA5)

Item ID	Ref.	Category	Condition / Audit Finding	Recommended or completed actions	By whom	Status ¹
Findings from IA3						
8744305_IA3_01	C13	Observation	<p>Condition: The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p> <p>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	<p>CLOSED</p> <p>Noise Compliance Audit for the Kingscliff High School Redevelopment Operational Stage 2D and Stage 5 was conducted by Waves Consulting. The audit confirmed that noise emissions from both stages are fully compliant with the applicable noise limits, with no additional mitigation measures required.</p> <p>The Department, in its letter dated 14 May 2024, noted that operational noise monitoring is not required for Stages 6 and 7.</p>
Findings from IA4						
8744305_IA4_01	C13	Observation	<p>Condition: The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p> <p>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	<p>CLOSED</p> <p>Noise Compliance Audit for the Kingscliff High School Redevelopment Operational Stage 2D and Stage 5 was conducted by Waves Consulting. The audit confirmed that noise emissions from both stages are fully compliant with the applicable noise limits, with no additional mitigation measures required.</p> <p>The Department, in its letter dated 14 May 2024, noted that operational noise monitoring is not required for Stages 6 and 7.</p>
Findings from IA5						

Item ID	Ref.	Category	Condition / Audit Finding	Recommended or completed actions	By whom	Status ¹
8744305_IA5_02	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>	Consider including a check for non-tonal (e.g. quackers) reversing alarms in equipment check in process where approval conditions require this	RCC	<p>CLOSED</p> <p>As per auditees response, RCC have updated their company-wide system, Hammertech, to include a check for quackers to close out this observation.</p> <p>The project is now completed, no further action is required hence the auditor consider this observation closed.</p>
8744305_IA5_03	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	<p>CLOSED</p> <p>The observation regarding mulch compliance has been addressed, with evidence provided, including a letter from the supplier and test results verifying that the mulch was tested and meets relevant standards. Refer to full details in Appendix A.</p>
8744305_IA5_05	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	<p>CLOSED</p> <p>The Operational Flood Emergency Management Plan was prepared by Kingsley Baldwin, Senior Environmental Scientist at ENV Solutions. CV was provided demonstrating the relevant qualifications and experience required.</p>

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

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

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

A review was conducted on the operational plans and strategies to determine their adequacy. These include:

- Operational Waste Management Plan (OWMP) for Kingscliff High School, by HMC Environmental Consulting, 19 November 2024
- Operational Noise Management Plan, prepared by Richard Crookes Constructions, 14 June 2023, Rev.1
- Kingscliff Public School - School Transport Plan (STP), prepared by Stantec, 7 May 2024, Rev.5
- Operational Flood Emergency Management Plan, prepared by RCC 10 August 2024, Rev.1
- Operational Bushfire Emergency Evacuation Plan (OBEEP), prepared by RCC 21 March 2024, Rev.3
- Vegetation Management Plan (VMP) for KHS prepared by s5 Consulting, 18 December 2023, Rev. B
- Out of Hours Event Management Plan (School Use + Community Use), prepared by SINSW, 4 June 2024, Rev. Final
- KPS Community Communication Strategy, prepared by School Infrastructure NSW, 22 June 2023, Rev.2

The operational phase documents required under the Consent appear to be fit for purpose for the School Operations, were found to be mostly compliant with the requirements of the Conditions and were implemented during the audit period.

The Auditor notes that the School Transport Plan must be updated annually.

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. During the audit period, five (5) complaints were recorded in the register, primarily related to site housekeeping and maintenance. One complaint pertained to the notification of public works. All complaints were addressed by the auditees and are considered closed.

The complaints register is published on the Project website.

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-high-school/2024/december/November_Kingscliff_HS_Complaints_Register.pdf

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 impacts associated with the Project are described in:

- Section 6 of the Environmental Impact Statement for Kingscliff High School, SJB Planning Pty Ltd, 19 May 2021 (the EIS)
- *Response to Submissions*, Kingscliff Public School, SJB Planning Pty Ltd, 3 September 2021 (the RtS)

Together, and for the purposes of this section, the aforementioned documents are referred to here as the EIS.

The audit considered the actual impacts arising from the carrying out of the Project during the audit period (i.e.: operations) and whether they are consistent with the relevant impacts predicted in the EIS.

The Certifier has verified that the development was constructed as per the approved design, via issue of Crown Completion Certificates. There have been no incidents recorded by the auditees during the operational phase. No non-compliances were identified associated with School's operations. Based on the above and the results of the current audit, the Auditor is of the view that the actual impacts from the Project's operations are consistent with those stated in the EIS.

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:

- The designated Koala Offset area was observed to be well-maintained, with regular maintenance activities, such as grass cutting; although, it was recommended to install and maintain a secure lock on the gate to ensure restricted access.
- Compliance records were well organised and available at the time of the site inspection and interviews with Project personnel.
- The landscape works have been successfully completed, and the plantings are in optimal condition, demonstrating healthy growth and establishment.
- The wayfinding signage was properly installed at the required heights and locations, ensuring clear visibility to pedestrians under varying conditions and providing effective directional guidance.
- Communication between the Project team and the School community is thorough, effective and ongoing.

4. CONCLUSION

This Audit Report presents the findings from the sixth Independent Audit (IA6) for the operation of Kingscliff High School, covering the period from 7 February 2024 to 9 December 2024 (the 'audit period').

Works undertaken during this period included the completion of all construction activities, the commencement of operations for all stages, the rectification of defects, and the execution of make-good works.

The overall outcome of the audit was positive. Compliance records were organised and available during the site inspection and interviews with project personnel. The operational phase documents required under the consent appear to be fit for purpose and were implemented for the activities undertaken during the audit period. The project team has demonstrated that compliance management has been prioritised, which is reflected in the full compliance status for the audit period.

In summary:

- There were 176 conditions assessed.
- Ninety-one (91) conditions were considered by the auditor to be compliant.
- Eighty-four (84) conditions were considered by the auditor to be not triggered.
- No non-compliances were identified.
- Two (2) observations were identified in relation to the Project. These relate to:
 - During the site audit inspection, it was noted that the Fire Safety Certificate was not prominently displayed in the building (D10). Prior to the finalisation of the report, the auditees provided evidence of compliance with the observation, which has now been considered closed by the auditor.
 - No lock was found at the gate securing the Koala Offset Area to prevent unauthorised access and potential trampling of plants (E19). Prior to the finalisation of the report, the auditees provided evidence of compliance with the observation, which has now been considered closed by the auditor.
- All findings from previous audits were closed out in the last (IA5) audit.

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

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.

5. LIMITATIONS

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

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

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

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

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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 Site inspection and interview with auditees 9/12/2024	During the site inspection on 9/12/2024, interviews with project personnel and review of project records undertaken as part of IA6, reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period. Now that the Project is in operations, environmental impact is negligible.	Compliant																																																																																								
Terms of Consent																																																																																												
A2	<div>The development may only be carried out:<div><div>a) in compliance with the conditions of this consent;</div><div>b) in accordance with all written directions of the Planning Secretary;</div><div>c) generally in accordance with the EIS and Response to Submissions;</div><div>d) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="4">Architectural Drawings prepared by Richard Crookes Construction and Bickerton Masters</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SK-1-0111</td><td>4</td><td>Site Plan - Existing & Demolition - Ground</td><td>04/10/2023</td></tr><tr><td>SK-1-0112</td><td>4</td><td>Site Plan - Existing & Demolition - Level 1</td><td>04/10/2023</td></tr><tr><td>SK-1-0113</td><td>4</td><td>Site Plan - Existing & Demolition - Roof</td><td>04/10/2023</td></tr><tr><td>SK-1-0114</td><td>4</td><td>Site Plan - Proposed - Ground</td><td>04/10/2023</td></tr><tr><td>SK-1-0115</td><td>4</td><td>Site Plan - Proposed - Level 1</td><td>04/10/2023</td></tr><tr><td>SK-1-0116</td><td>4</td><td>Site Plan - Proposed - Roof</td><td>04/10/2023</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></table></div>	Architectural Drawings prepared by Richard Crookes Construction and Bickerton Masters				Dwg No.	Rev	Name of Plan	Date	SK-1-0111	4	Site Plan - Existing & Demolition - Ground	04/10/2023	SK-1-0112	4	Site Plan - Existing & Demolition - Level 1	04/10/2023	SK-1-0113	4	Site Plan - Existing & Demolition - Roof	04/10/2023	SK-1-0114	4	Site Plan - Proposed - Ground	04/10/2023	SK-1-0115	4	Site Plan - Proposed - Level 1	04/10/2023	SK-1-0116	4	Site Plan - Proposed - Roof	04/10/2023	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	Evidence referred to elsewhere in this audit table Development Consent, SSD-8744305, 03/11/2021 approved by DPHI SSD-8744305- MOD 1, 22/04/2024 approved by DPHI Letter from DPE to SINSW, SSD-8744305-PA-7, dated 17/02/2022 Kingscliff High School, Environmental Impact Statement for State Significant Development (SSD-8744305), SJB Planning to SINSW, 19/05/2021 (EIS) Response to Submissions Report, Kingscliff High School, Redevelopment (SSD-8744305), SJB Planning to SINSW, 02/09/2021 (RtS) Approved Plans (approved on 3/11/2021) by the DPE prepared by BM dated 20/08/2021 Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021 Crown Certificate (Stage 2) CRO 22021 issued 11 March 2022 Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023 Crown Certificate (Stage 4) CRO 22043, Blackett Maguire + Goldsmith, issued 8 May 2023 Crown Certificate 5 CRO 22053, Blackett Maguire + Goldsmith, issued 13 July 2023 Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023 Crown Certificate 7 CRO-24050 Blackett Maguire + Goldsmith, issued 5 June 2024 BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, issued 15 September 2023 BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, issued 15 September 2023	There have been no written directions from the Planning Secretary. Evidence indicates development is generally being carried out in accordance with environmental documents and approval conditions noting the findings below. SSD-8744305 - MOD 1, which was approved by DPHI on 22/04/2024, relates to amendments in the design and location of the operational waste storage area, the removal of an additional five trees in the car park and waste storage area, and modifications to the conditions of consent regarding compliance reporting and operational waste storage. The Certifier has confirmed that the works completed to date align with the approved design, and the following Crown Certificates have been issued for the project: <div><div><div>– BCA CC1 (Stage 1) CRO-21085: Works for Covered Outdoor Learning Area (COLA) associated with the existing hall only (construction of a new Performing Arts building, alterations to existing buildings, carparking and local infrastructure)</div><div>– BCA CC1 (Stage 2) CRO 22021: Works for – Building structure and associated building services rough in works to the proposed CAPA building (Construction of new creative and performing arts building, amenities building, covered outdoor learning area; Alterations to existing buildings to provide refurbished; learning spaces, upgraded food technology unit, new seniors learning area and new staff and administration facilities; and Associated works, including demolition, tree removal, revised car parking and local infrastructure upgrades)</div><div>– BCA CC3 (Stage 3) CRO 22043: Alterations and Additions to the Existing Building A (Administration Building) - Construction of new creative and performing arts building, amenities building, covered outdoor learning area; Alterations to existing buildings to provide refurbished learning spaces, upgraded food technology unit, new seniors learning area and new staff facilities and; Associated works, including demolition, tree removal, revised car parking and local infrastructure upgrades</div><div>– BCA CC4 (Stage 4) CRO 22043: – Alterations to the Existing Building C (Including General Learning Spaces, Seniors Learning Area and staff facilities) and associated landscaping</div><div>– BCA CC5 CRO 22053: : Remaining works to CAPA Building O (including Amenities Building), New Staff Carpark and Landscaping works associated with the carpark and Buildings D & F</div><div>– BCA CC6 CRO-23089: Refurbishment of Building G,+ Upgrade of the main pedestrian entry (including retaining walls and associated landscaping.) + New bike parking facilities</div></div></div>	Compliant
Architectural Drawings prepared by Richard Crookes Construction and Bickerton Masters																																																																																												
Dwg No.	Rev	Name of Plan	Date																																																																																									
SK-1-0111	4	Site Plan - Existing & Demolition - Ground	04/10/2023																																																																																									
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SK-1-0116	4	Site Plan - Proposed - Roof	04/10/2023																																																																																									
A-A-0201	2	Building A - Administration - Existing & Demolition - Ground	21/05/2021																																																																																									
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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																																																																																									

Unique ID	Compliance requirement				Evidence collected	Independent Audit findings and recommendations	Compliance Status
	A-C-0209	4	Building C - West - Proposed - Ground	27/07/2021	BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, issued 6 February 2024 BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, issued 31 January 2024 BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, issued 7 June 2024 BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, issued 4 March 2024 BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, issued 26 April 2024 BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, issued 26 April 2024 BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 Blackett Maguire + Goldsmith, issued 12 July 2024 BCA Completion Certificate (Stage 7 Final) BCAC-24065 Blackett Maguire + Goldsmith, issued 2 August 2024 BCA Completion Certificate FINAL BCAC- 24096 Blackett Maguire + Goldsmith, issued 22 October 2024	<ul style="list-style-type: none">– BCA CC7 CRO 24050: Remaining on-grade carparking, landscaping and waste collection hardstand– BCA Completion Certificate (Stage 1) BCAC-23087: (Part): Alterations and Additions to Building A Office/Administration only– BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 (Part): Alterations and refurbishment to Ground Floor and First Floor of Building C (Middle)– BCA Completion Certificate (Stage 2B) BCAC-24008 (Part) : Alterations and refurbishment to Ground Floor and First Floor of Building C (Middle); + Alterations and Additions to Building H, including the new freestanding COLA– BCA Completion Certificate (Stage 2C) BCAC-24006 (Part): Alterations and refurbishment to Ground Floor and First Floor of Building C (Middle); + Alterations and Additions to Building H, including the new freestanding COLA– BCA Completion Certificate BCAC-24050 (Part): Stage 2D refurbishment works to Kingscliff High School, including alterations and refurbishment to Ground Floor and First Floor of Building C East and Middle– BCA Completion Certificate (Stage 3) BCAC-24015 (Part): Stage 3 – Refurbishment of Building G only.– BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 (Part): Stage 4 – Upgrades to the main pedestrian entrance comprising of ramps, stairs, hardstand and associated landscaping, including areas between Buildings D, F and C– BCA Completion Certificate (Stage 5 Building O) BCAC-24039 (Part): Upgrades to the main pedestrian entrance comprising of ramps, stairs, hardstand and associated landscaping, including areas between Buildings D, F and C– BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 (Part): On-grade car parking and bicycle parking facilities including associated stormwater drainage and landscaping– BCA Completion Certificate (Stage 7 Final) BCAC-24065 (Part) : New Waste collection hardstand, Koala Offset Planting and associated works related to infrastructure upgrades.	
	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			
	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			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>Interview with auditees 9/12/2024</p> <p>Letter 3/06/2024 DPHI-SINSW re: Operational Noise Monitoring Report, Condition E11</p> <p>Staging Report SSD-8744305 Upgrades to Kingscliff High School Rev 6, 5/06/2024 by DFP Planning Consultant</p> <p>Letter 7/06/2024 SINSW-DPHI re: Submission of Staging Report (Operation)</p> <p>Post Approval Form 11/06/2024 re: Submission of Staging Report (Operation) to the DPHI portal</p>	<p>No written directions received from DPE during audit period</p> <p>On 14/05/2024, SINSW sent a clarification letter to the DPHI stating that Stage 6 and Stage 7 do not require short-term noise monitoring, as Stage 6 involves car park and bicycle parking works, while Stage 7 comprises external pavement, pedestrian refuges, kerb works, koala offset planting, and a waste enclosure. On 03/06/2024, the DPHI reviewed the matter and instructed the auditees to revise the Staging Report, updating Appendix 2 to indicate that operational noise monitoring is not required under Condition E11 for Stages 6 and 7.</p> <p>The Staging Report was updated to Revision 6 and excludes stages 6 and 7 to undertake the short noise monitoring under E11.</p>	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 9/12/2024	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.	<p>Development Consent, SSD-8744305, 03/11/2021</p> <p>Letter SINSW to DPE, DOC21/1323432, 14/12/2021</p>	<p>Consent was granted on 03/11/2021.</p> <p>Works commenced on 20/12/2021, as notified by SINSW to DPE.</p>	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>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 22053, Blackett Maguire + Goldsmith, issued 13 July 2023</p> <p>Crown Certificate 6 CRO-23089 Blackett Maguire + Goldsmith, issued 30 October 2023</p> <p>Crown Certificate 7 CRO-24050 Blackett Maguire + Goldsmith, issued 5 June 2024</p> <p>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, 31/01/2024</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) • Shoring and adjoining properties (no properties are adjoining to the Project). <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, 7/06/2024</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 Blackett Maguire + Goldsmith, 21/07/2024</p> <p>BCA Completion Certificate (Stage 7 Final) BCAC-24065 Blackett Maguire + Goldsmith, 2/08/2024</p> <p>BCA Completion Certificate FINAL BCAC- 24096 Blackett Maguire + Goldsmith, issued 22 October 2024</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 09/12/2024	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> <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Refer to evidence sighted in relation to B5, B16 B17, B19, C27, and C28</p> <p>Kingscliff High School - School Transport Plan Rev 5 dated 7/05/2024 prepared by Stantec</p> <ul style="list-style-type: none"> – Section 1.2 Meeting Consultation Log 15/09/2023 at 1:30PM <p>Out of Hours Event Management Plan (School Use + Community Use) June 2024 prepared by SINSW</p> <ul style="list-style-type: none"> – Correspondence 18/06/2024 to DPPI and Council (from SINSW) re: first out of hour events – Maker Fair 24/06/2024 (attached fliers with schedule of activities) <p>Kingscliff High School - School Transport Plan Rev 5 dated 7/05/2024 prepared by Stantec</p>	<p>Where required by the specific condition, consultation has been carried out prior to submission of the relevant documents for information or approval.</p> <p>Consultation for the Kingscliff High School - School Transport Plan was documented under Section 1.2 of the report, which includes a meeting log attended by William Lewis from Tweed Shire Council, Shelby Wells from TfNSW, Laura Goodall from MBB Group, and a representative from Stantec.</p> <p>Section 1.2 Table of the Kingscliff High School - School Transport Plan Rev 5 provide consultation undertaken with Council.</p>	Compliant
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Staging Report SSD-8744305 Upgrades to Kingscliff High School Rev 6, 5/06/2024 by DFP Planning Consultant</p> <p>Letter 7/06/2024 SINSW-DPPI re: Submission of Staging Report (Operation)</p> <p>Post Approval Form 11/06/2024 re: Submission of Staging Report (Operation) to the DPPI portal</p>	<p>The Staging Report was updated to revision 6 dated 5/06/2024 by DFP Planning Consultant, outlining the planned sequence of delivery for the occupation/operation of the Project in ten (10) distinct stages:</p> <ul style="list-style-type: none"> – Stage 1: Building A extension: Ground Floor. – Q3 2023 – Stage 2a: Building C refurb middle ground and first flr. – Q4 2023 – Stage 2b: Building C refurb mid-west ground & first flr, hall door – Q1 2024 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter 14/06/2024 DPHI-SINSW re: DPHI acceptance of the Staging Report	<ul style="list-style-type: none"> – Stage 2c: : Building C refurb east ground & first flr – Q2 2024 – Stage 2d: : Building C refurb east ground & first flr – Q3 2024 – Stage 3: Building G refurb ground flr (food tech room) – Q1 2024 – Stage 4: Landscaping & front entry – Q1 2024 – Stage 5: Building O refurb ground & first flr. – Q2 2024 – Stage 6: Car park works & bicycle parking – Q3 2024 – Stage 7: External pavement, pedestrian refuges and kerbs works, Koala Offset planting and waste enclosure – Q3 2024 <p>Letter dated 7/06/2024 was prepared by SINSW regarding the submission of Staging Report (Operation) to the DPHI and was submitted on 11/06/2024. Staging report was accepted by the Department on 14/06/2024.</p>	
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>Staging Report SSD-8744305 Upgrades to Kingscliff High School Rev 6, 5/06/2024 by DFP Planning Consultant</p> <p>Letter 7/06/2024 SINSW-DPHI re: Submission of Staging Report (Operation)</p> <p>Post Approval Form 11/06/2024 re: Submission of Staging Report (Operation) to the DPHI portal</p> <p>Letter 14/06/2024 DPHI-SINSW re: DPHI acceptance of the Staging Report</p>	The Staging Report was updated to revision 6 dated 5/06/2024 by DFP Planning Consultant, outlining the planned sequence of delivery for the occupation/operation of the Project in ten (10) distinct stages as described in the condition above.	Compliant
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report SSD-8744305 Upgrades to Kingscliff High School Rev 6, 5/06/2024 by DFP Planning Consultant	Works were conducted in accordance with the Staging Report.	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.	Staging Report SSD-8744305 Upgrades to Kingscliff High School Rev 6, 5/06/2024 by DFP Planning Consultant	Staging Report sets out which conditions have been deemed applicable to each stage of works.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development) 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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 consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, 31/01/2024</p> <p>BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, 7/06/2024</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 Blackett Maguire + Goldsmith, 21/07/2024</p> <p>BCA Completion Certificate (Stage 7 Final) BCAC-24065 Blackett Maguire + Goldsmith, 2/08/2024</p> <p>Installation Certificate: Structural 18/08/2023 issued by Acor Consultants Pty Ltd</p> <p>Installation Certificate: Stair 1 Handrailing, 15/09/2023 issued by Blume Structural Engineering</p> <p>Installation Certificate: Structural, 28/02/2024 issued by ACOR Consultant</p> <p>BCA Completion Certificate FINAL BCAC- 24096 Blackett Maguire + Goldsmith, issued 22 October 2024</p>	<p>The Certifier has verified that the design meets the requirements of the BCA and has issued Completion Certificates for the project.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
External Walls and Cladding				
A18	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA</p>	<p>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, 31/01/2024</p> <p>BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, 7/06/2024</p>	<p>The Certifier has verified that the design meets the requirements of the BCA and has issued Completion Certificates for the project.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 Blackett Maguire + Goldsmith, 21/07/2024</p> <p>BCA Completion Certificate (Stage 7 Final) BCAC-24065 Blackett Maguire + Goldsmith, 2/08/2024</p> <p>External Wall System Disclosure Statement, 21/02/2024 issued by Bickerton Masters</p> <p>Installation Certificate: Architectural 26/02/2024 issued by Bickerton Maste</p> <p>BCA Completion Certificate FINAL BCAC- 24096 Blackett Maguire + Goldsmith, issued 22 October 2024</p>		
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>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, 31/01/2024</p> <p>BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, 7/06/2024</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 Blackett Maguire + Goldsmith, 21/07/2024</p> <p>BCA Completion Certificate (Stage 7 Final) BCAC-24065 Blackett Maguire + Goldsmith, 2/08/2024</p>	<p>The Certifier has verified that the design meets the requirements of the BCA and has issued Completion Certificates for the project.</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>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</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>Bush Fire Markup Plans multiple dates by Bickerton Masters</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 Crooks Constructions. This version was approved by the Certifier through the issuance of Crown Certificate Stage 4.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<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>BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>Bushfire Compliance Statement dated 15/04/2024 issued by Blackash Bushfire Consulting</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>Installation Certificate: Hydraulic Services 19/06/24 by Level Plumbing Tweed Heads</p> <p>Installation Certificate: External Hydrant 19/06/24 by Level Plumbing Tweed Heads</p> <p>Fire Engineering Report – Rev.5 dated 18/04/23 by Jensen Hughes (SGA Fire</p> <p>Fire Engineering – Final Inspection Report dated 3/07/24 by Jensen Hughes (SGA Fire</p>	<p>Recommendations relating to water are addressed in the Hydraulic Services drawing provided, including provision of a new 72,000 litres water storage tank, new hydrants, booster valve and pumping infrastructure, and acknowledgement of requirement to comply with AS2419-2005.</p> <p>Bushfire Compliance Statement dated 15/04/2024 issued by Blackash Bushfire Consulting for the project and listed in the BCA Completion Certificate (Stage 5 Building O) BCAC-24039 issued by the Certifier.</p> <p>Installation certificate for hydraulic and external hydrant issued by Level Plumbing Tweed Heads and Fire Engineering Report and Final Inspection report conducted by Jensen Hughes were listed in Completion Certificate BCAC-24063 issued by the Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
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.	<p>SINSW01427-20 - Kingscliff High School Flooding Assessment Phase 2, GHD, April 2021</p> <p>Letter GHD to MBB Group, 13/08/2021</p> <p>Flood Emergency Response Sub-Plan – Kingscliff High School, Molino Stewart, Rev 3.0, 03/05/2022</p> <p>Bickerton Masters letter to PCA dated 6/12/21</p>	<p>Refer to evidence cited, as well as A22, below.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
A22	Building O must have a minimum finished floor level of 5.85 AHD.	<p>Crown Certificate (Stage 1), CRO-21085, Blackett Maguire + Goldsmith, 15/12/2021</p> <p>Design Statement letter from Bickerton Masters, dated 06/12/2021:</p> <p>Drawing KHS-A-0-0202</p> <p>Drawings sighted (minimum level 6.48 shown)</p> <p>Crown Certificate (Stage 3) CRO 22043, Blackett Maguire + Goldsmith, issued 1 February 2023</p> <p>RCC Email dated 15/3/23 plus attached plans from Jason Cooke to auditor regarding Building O floor levels</p>	<p>The auditees advised that the Building O finish floor level is 6.500 which complies with this requirement.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	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.	<p>Drawings, Building A – Administration – Wall Sections, KHS-A-A-0701 (Rev 3); KHS-A-A-0702 (Rev 2); KHS-A-A-0703 (Rev 2)</p> <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>The Building A drawings provided show ground level is at 7.010m AHD.</p> <p>The Structural Design Certification letter provided by ACOR Consultants confirms the following:</p> <p>“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.”</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			the Certifier or other authority / expert to verify compliance under this condition.	
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.	Operational Waste Management Plan (OWMP) for KHS 19/11/2024 by HMC Environmental Consulting Kingscliff High School - School Transport Plan Rev 5 dated 7/05/2024 prepared by Stantec Koala Offset Management Plan for KHS 2/05/2023 by Kleinfelder Operational Flood Emergency Management Plan Rev 1, 10/08/2024 by RCC Operational Bushfire Emergency Evacuation Plan (OBEEP) Rev 3, 21/03/2024 by RCC	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses during operation phase.	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, 09/12/2024	No written directions issued during audit period.	Not triggered
Monitoring and Environmental Audits				
A26	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <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>	Interview with auditees, 09/12/2024 Part 9, Div 9.4 of the EPAA Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 2D, 1/07/2024 by Waves Consulting Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 5, 8/05/2024 by Waves Consulting Independent Audit No. 1 to 6 conducted by WolfPeak	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. The Noise Compliance Audit for KHS Operational Stage 2D and Stage 5, was prepared by Waves Consulting and included a noise survey of emissions from the new AC equipment. The report noted that noise emissions from the project are fully compliant with the applicable noise limit. The first to fifth Independent Audits have been conducted and completed in accordance with ISO 19011 and the Department's Independent Audit Post-Approval Requirements. No incidents or non-compliances were identified during the audit period.	Compliant
Access to Information				
A27	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	SINSW Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-high-school-upgrade.html#category-reports DPE Planning Portal website: https://www.planningportal.nsw.gov.au/major-projects/projects/upgrades-kingscliff-high-school	Relevant documents required under A27 are available on the SINSW Project website, as follows: i. and ii. – Link included to the NSW Planning Portal page for the Project iii. – Access provided to approved strategies, plans and programs required under the conditions of this consent. iv. Short term noise monitoring for Stage 2 and Stage 5. v. Short term noise monitoring undertaken to the project in relation to E11 is available on project website vi. The last project update and works notification was made in May 2024..	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> 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 <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>		<p>vii. 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.</p> <p>viii. – Complaints Register (under D25) current to October 2024 available on website (no complaints reported during audit period).</p> <p>ix. – IA1, IA2, IA3, IA4 and IA5 reports and proponent responses available on website</p> <p>x. – Not triggered</p> <p>b) The information uploaded on the website is up to date</p>	
Compliance				
A28	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Interview with auditees 09/12/2024</p> <p>Compliance meeting 4/11/2024 and 3/09/2024 attendees: School staffs, Project Manager (MBB), General Contractor (RCC)</p>	<p>Compliance meetings were organized by the project manager (MBB) on 4/11/2024 and 3/09/2024, attended by the school staff and the contractor (RCC), to provide updates on the projects and operational compliance.</p> <p>During the interview, school staff noted that information regarding project progress and updates, including the operational phase, was disseminated through emails, weekly senior meetings, and regular staff meetings.</p>	Compliant
Incident Notification, Reporting and Response				
A29	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Interview with auditees, 09/12/2024	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, 09/12/2024	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.	<p>Interview with auditees, 09/12/2024</p> <p>Letter 28/03/2024 SINSW-DPHI re: Notification of Non-Compliance in accordance with Condition D38</p> <p>Post Approval Form 28/3/24 submission of Notification of Non-Compliance in accordance with Condition D38</p> <p>Letter 28/03/2024 SINSW-DPHI re: Notification of Non-Compliance in accordance with Condition D40</p> <p>Post Approval Form 28/3/24 submission of Notification of Non-Compliance in accordance with Condition D40</p>	Non-compliances identified during IA5 were reported by the Auditees to the Department within the required timeframe.	Compliant
A32	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<p>Interview with auditees, 09/12/2024</p> <p>Letter 28/03/2024 SINSW-DPHI re: Notification of Non-Compliance in accordance with Condition D38</p> <p>Post Approval Form 28/3/24 submission of Notification of Non-Compliance in accordance with Condition D38</p>	The non-compliance notification was submitted in accordance with this condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter 28/03/2024 SINSW-DPHI re: Notification of Non-Compliance in accordance with Condition D40 Post Approval Form 28/3/24 submission of Notification of Non-Compliance in accordance with Condition D40		
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 09/12/2024	No incidents were reported during the audit period	Not triggered
Revision of Strategies, Plans and Programs				
A34	Within three months of: a) the submission of a compliance report under condition A37; b) the submission of an incident report under condition A30; c) the submission of an Independent Audit under condition C37 or C38; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview with auditees 09/12/2024 IAPAR 2020 Independent Audit Report (IA5) Report Rev 1 dated 26/03/2024, WolfPeak	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. 5 was submitted to the Department in accordance with C37 d) No modification during the audit period, the project is completed. e) The auditees noted that there were no directions from the Department during this audit period.	Compliant
A35	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <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>	Interview with auditees 09/12/2024	Construction phase is completed.	Not triggered
Compliance Reporting				
A36	Deleted in Mod-1			Not triggered
A37	Deleted in Mod-1			Not triggered
A38	Deleted in Mod-1			Not triggered
A39	Deleted in Mod-1			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 8/08/2023 SINSW-DPHI re: Notification of Occupation Stage 1-Building A Ground Floor (from 18/09/23)	Notification of occupation for all stages (Stage 1, 2, 2A, 2B, 2C, 2D, 3, 4, 5, 6 & 7) were undertaken within the required timeframe set under this condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Post Approval Form 31/08/2024 submission of Notification of Occupation Stage 1-Building A Ground Floor</p> <p>Letter 8/08/2023 SINSW-DPHI re: Notification of Occupation Stage 2-Building A Ground Floor (from 18/09/23)</p> <p>Post Approval Form 08/08/2024 submission of Notification of Occupation Stage 2-Building A Ground Floor</p> <p>Letter 21/09/2023 SINSW-DPHI re: Notification of Occupation Stage 2A-Building C refurb (from 24/10/23)</p> <p>Email 2/21/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2A-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 2B-Building C refurb (from 31/01/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2B-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 2C-Building C refurb (from 31/01/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2C-Building C refurb</p> <p>Letter 29/04/2024 SINSW-DPHI re: Notification of Occupation Stage 2D-Building C refurb (from 29/05/24)</p> <p>Post Approval Form 29/04/2024 submission of Notification of Occupation Stage 2D-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 3 - Building G refurb (from 9/02/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 3 - Building G refurb</p> <p>Letter 22/01/2024 SINSW-DPHI re: Notification of Occupation for:</p> <ul style="list-style-type: none"> – Stage 4 – Landscaping from 29/02/24 – Stage 5 – Building O refurb: ground from 23/2/24 – Stage 6 – Car park works and bicycle parking from 23/02/24 <p>Email 22/01/2024 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 4,5 & 6</p> <p>Letter 27/06/2024 SINSW-DPHI re: Notification of Occupation Stage 7 - Public Domain, Koala Trees and Waste Enclosure (from 2/08/24)</p>		
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	<p>Letter 8/08/2023 SINSW-DPHI re: Notification of Occupation Stage 1-Building A Ground Floor (from 18/09/23)</p>	Notification of occupation for all stages (Stage 1, 2, 2A, 2B, 2C, 2D, 3, 4, 5, 6 & 7) were undertaken within the required timeframe set under this condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	each stage, of the date of commencement and the development to be carried out in that stage.	<p>Post Approval Form 31/08/2024 submission of Notification of Occupation Stage 1-Building A Ground Floor</p> <p>Letter 8/08/2023 SINSW-DPHI re: Notification of Occupation Stage 2-Building A Ground Floor (from 18/09/23)</p> <p>Post Approval Form 08/08/2024 submission of Notification of Occupation Stage 2-Building A Ground Floor</p> <p>Letter 21/09/2023 SINSW-DPHI re: Notification of Occupation Stage 2A-Building C refurb (from 24/10/23)</p> <p>Email 2/21/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2A-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 2B-Building C refurb (from 31/01/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2B-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 2C-Building C refurb (from 31/01/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2C-Building C refurb</p> <p>Letter 29/04/2024 SINSW-DPHI re: Notification of Occupation Stage 2D-Building C refurb (from 29/05/24)</p> <p>Post Approval Form 29/04/2024 submission of Notification of Occupation Stage 2D-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 3 - Building G refurb (from 9/02/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 3 - Building G refurb</p> <p>Letter 22/01/2024 SINSW-DPHI re: Notification of Occupation for:</p> <ul style="list-style-type: none"> – Stage 4 – Landscaping from 29/02/24 – Stage 5 – Building O refurb: ground from 23/2/24 – Stage 6 – Car park works and bicycle parking from 23/02/24 <p>Email 22/01/2024 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 4,5 & 6</p> <p>Letter 27/06/2024 SINSW-DPHI re: Notification of Occupation Stage 7 - Public Domain, Koala Trees and Waste Enclosure (from 2/08/24)</p>		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
B9	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B8, the Applicant must: <ul style="list-style-type: none"> a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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> <ul style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ul style="list-style-type: none"> i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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> <ul style="list-style-type: none"> a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or b) seeking approval from the Planning Secretary for an alternative certification process 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Outdoor lighting				
B12	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Demolition				
B13	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Construction Environmental Management Plan				
B15	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ol style="list-style-type: none"> hours of work; 24-hour contact details of site manager; management of dust and odour to protect the amenity of the neighbourhood; external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; 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>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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 			
B17	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: <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. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
B18	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	<i>This audit assesses compliance during operations phase of the project.</i>		Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> 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; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results 		<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	
B19	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with Council; b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; 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'; 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; 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); f) detail all off-site flows from the site; and 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 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
B20	<p>The Biodiversity Management Sub-Plan (BMSP) 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 person/s; 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; c) set out the measures identified in the Biodiversity Development Assessment Report prepared by Kleinfelder, dated 15 April 2021 and the Biodiversity Development Assessment Report – Streamlined Assessment prepared by Kleinfelder, dated 9 March 2024 to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures. <p><i>Note: In the event of an inconsistency, ambiguity or conflict between a document listed in condition B20, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</i></p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
B21	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	<i>This audit assesses compliance during operations phase of the project.</i>		Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	a) be prepared by a suitably qualified and experienced person(s);		<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	
	b) address the provisions of the Floodplain Risk Management Guidelines (EESG);			
	c) include details of			
	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.			
B22	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Construction Parking				
B23	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. The Strategy must include arrangements to prohibit workers using the informal path through the adjacent Council land to Cudgen Foreshore Park. A copy of the strategy must be provided to the Planning Secretary for information.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment				
B24	Prior to installation of mechanical plant and equipment: a) a detailed assessment of mechanical plant and equipment demonstrating compliance with the relevant project specific noise criteria as recommended in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project specific noise criteria identified in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscaping				
B25	<p>Prior to the commencement of landscaping works, the Applicant must submit a revised Landscape Plan to the Certifier. The plan must be generally consistent with the plan submitted with the Response to Submissions and modification application SSD 8744305 MOD 1 but amended to:</p> <ul style="list-style-type: none"> a) incorporate additional plants of local species as follows: <ul 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 c) comply with the recommendations of the Bushfire Assessment Report prepared by Cool Burn Fire and Ecology dated 21 July 2021; and d) include additional replacement planting of four (4) local native trees within the site to compensate for the loss of trees identified to be removed in Tree Impact Assessment Report, dated 17 October 2022 prepared by Arbor Ecological and V2 Arboricultural Impact Assessment Report, dated 27 May 2023 prepared by Arbor Ecological <p><i>Note: In the event of an inconsistency, ambiguity or conflict between a document listed in condition B25, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</i></p>	<p><i>This audit assesses compliance during operations phase of the project.</i></p>	<p><i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i></p>	Not triggered
Operational Waste Storage and Processing				
B26	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> a) is designed to ensure that waste storage bins are vermin proof and can be openable from both inside and outside the storage area at all times; b) includes a hot and cold water supply with a hose through a centralised mixing valve; c) is naturally ventilated or an air handling exhaust system must be in place; and d) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	<p><i>This audit assesses compliance during operations phase of the project.</i></p>	<p><i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i></p>	Not triggered
Intersection upgrade works				
B27	<p>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.</p>	<p><i>This audit assesses compliance during operations phase of the project.</i></p>	<p><i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i></p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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. 			
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><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. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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><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 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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> <ol style="list-style-type: none"> 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 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. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 RtS; c) be in accordance with applicable Australian Standards; d) incorporate water quality treatment measures to the reconfigured car park; e) be prepared to the satisfaction of Council; and f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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><i>Notes:</i></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 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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 service provider that they have agreed to the proposed works must be submitted to the Certifier prior to the commencement of those works.</p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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><i>Notes:</i></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 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>heavy machinery. The plan shall also include details on any sewer diversion or bypass works including emergency response provisions in maintaining live sewer flows.</p> <ul style="list-style-type: none"> 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. 			
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> <ul style="list-style-type: none"> address the recommendations in the Hazardous Materials Survey for Kingscliff High School at 33 Oxford Street, Kingscliff prepared by Hazmat Services Pty Ltd, dated 31 March 2020 and Waste Management Plan for Kingscliff High School at 33 Oxford Street, Kingscliff prepared by HMC Environmental Consulting Pty Ltd dated March 2021; provide details of management of risks associated during demolition work and for any remaining in-situ hazardous materials located at the site; and comply with the relevant NSW Legislation, Codes and Practice and Australian Standards. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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> <ul style="list-style-type: none"> considers Council's Dewatering in the Tweed Guideline; meets the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018); 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; 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; 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; 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
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>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
B38	Where site investigations undertaken under condition B37 have identified the presence of contamination from organochloride pesticides, the Applicant must prepare a Remediation Action Plan, which details a remediation strategy and includes an unexpected finds procedure. The Remediation Action Plan is to be approved by an EPA accredited Site Auditor. The unexpected finds procedure must be implemented throughout duration of project work	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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> <p>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;</p> <p>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>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</p> <p>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.</p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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).	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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, 09/12/2024	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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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).	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Tree Protection				
C19	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Treescience dated May 2021 as amended by the Addendum to the Arboricultural Impact Assessment, prepared by Arbor Ecological and dated 26 August 2021 and the Tree Impact Assessment Report prepared by Arbor Ecological dated 17 October 2022 and the V2 Arboricultural Impact Assessment Report prepared by Arbor Ecological dated 27 May 2023; and d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. <p><i>Note: In the event of an inconsistency, ambiguity or conflict between a document listed in condition C19, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</i></p>	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
C21	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Imported and Exported Fill				
C22	<p>The Applicant must:</p> <ul style="list-style-type: none"> 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; g) keep accurate records of the volume and type of fill to be used; h) make these records available to the Certifier upon request; 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 j) ensure the exportation of waste is transported to a licensed waste facility or an approved site subject to a resource recovery order and exemption. 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
Emergency Management				
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM Consulting dated April 2021.	<p>Kingscliff High School Aboriginal Cultural Heritage Management Plan, EMM, Version 4, 17/11/2021</p> <p>Cultural heritage inductions 8/4/22 and 27/7/22</p> <p>Interview with auditees, 09/12/2024</p>	<p>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.</p> <p>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.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C27	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> 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; 	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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			
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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).	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	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.	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	<i>This audit assesses compliance during operations phase of the project.</i>	<i>This Independent Audit assesses compliance with operational requirements. Pre-construction and construction related requirements do not form part of this audit.</i>	Not triggered
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 2/10/2024 DPE to SINSW dated re: Independent Auditor Endorsement	The Department approved the audit team on 02/10/2024 to conduct this Independent Audit (IA6). The approved audit team from WolfPeak includes: <ul style="list-style-type: none"> – Ana Maria Munoz as Lead Auditor. – Joyce Acierda as Lead Auditor. – Steve Fermio as Alternate Auditor. 	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IAPAR 2020 Independent Audit Report (IA5) Report Rev 1 dated 26/03/2024, WolfPeak Letter 5/04/2024 SINSW-DPHI re: submission of IA5 report and response to audit findings	IA5 report dated 26/03/2024 was submitted along with proponent response on the 5/04/2024 to DPHI within the timeframes (60 days) required under the IAPAR. Site inspection was carried out 6/2/2024. 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 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees, 09/12/2024	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
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. 	Independent Audit Report (IA1) Report Rev 2.0 dated 04/05/2022 by WolfPeak Letter 13/05/2022 SINSW-DPHI re: submission of IA1 report and response to audit findings Independent Audit Report (IA2) Report Rev 1 dated 21/10/2022, WolfPeak Letter 24/10/2022 SINSW-DPHI re: submission of IA2 report and response to audit findings Independent Audit Report (IA3) Report dated 24/04/2023, WolfPeak Letter 28/04/2023 SINSW-DPHI re: submission of IA3 report and response to audit findings Independent Audit Report (IA4) Report Rev 1 dated 12/09/2023, WolfPeak Letter 5/10/2023 SINSW-DPHI re: submission of IA4 report and response to audit findings Independent Audit Report (IA5) Report Rev 1 dated 26/03/2024, WolfPeak Letter 5/04/2024 SINSW-DPHI re: submission of IA5 report and response to audit findings	In response to specific requirements in the Independent Audit Post-Approval Requirements, the Auditees: <ul style="list-style-type: none"> a) Made the necessary review and provided responses to Independent Audit Reports IA1 to IA5. b) Submitted responses to Independent Audit Reports IA1 to IA5 to the Planning Secretary, as per the sighted letter from SINSW. c) Independent Audit Reports IA1 to IA5 were available on the project website. https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-high-school-upgrade.html#category-reports 	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.	Independent Audit Report (IA1) Report Rev 2.0 dated 04/05/2022 by WolfPeak	The IA5 report was submitted to the Planning Secretary on 05/04/2024, within two months of the IA5 site inspection conducted on 09/12/2024.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Letter 13/05/2022 SINSW-DPHI re: submission of IA1 report and response to audit findings</p> <p>Independent Audit Report (IA2) Report Rev 1 dated 21/10/2022, WolfPeak</p> <p>Letter 24/10/2022 SINSW-DPHI re: submission of IA2 report and response to audit findings</p> <p>Independent Audit Report (IA3) Report dated 24/04/2023, WolfPeak</p> <p>Letter 28/04/2023 SINSW-DPHI re: submission of IA3 report and response to audit findings</p> <p>Independent Audit Report (IA4) Report Rev 1 dated 12/09/2023, WolfPeak</p> <p>Letter 5/10/2023 SINSW-DPHI re: submission of IA4 report and response to audit findings</p> <p>Independent Audit Report (IA5) Report Rev 1 dated 26/03/2024, WolfPeak</p> <p>Letter 5/04/2024 SINSW-DPHI re: submission of IA5 report and response to audit findings</p> <p>Post Approval Form 05/04/2024 submission of IA5 report and response to audit findings</p>		
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Interview with auditees, 09/12/2024	No direction from the Planning Secretary to ceased operational audit.	Not triggered
Operation Readiness Work				
C42	<p>Operational readiness work must not commence on site until the following details have been submitted to the Certifier:</p> <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 	<p>Operational Readiness Plan – Site Plan 23/08/2023 RCC</p> <ul style="list-style-type: none"> – Stage 1 Admin – Stage 2 Building C – Stage 2A – Stage 4 Landscaping & Front Entry <p>Correspondence 29/08/2023 MBB-Certifier re: submission of Operational Readiness Plan - Stage 1 Admin</p> <p>Correspondence 22/10/2023 RCC-Certifier/MBB re: submission of Operational Readiness Plan - Stage 2b</p> <p>Correspondence 31/01/2024 RCC-MBB/Certifier re: submission of Operational Readiness Plan - Stage 2C</p> <p>Correspondence 1/02/2024 RCC-Certifier/MBB re: submission of Operational Readiness Plan – Stage2B</p> <p>Correspondence 29/12/2024 RCC-Certifier/MBB re: submission of Operational Readiness Plan - Stage 3 Kitchens Handover</p>	Operational readiness plans were reviewed, and evidence of plan submission to the Certifier was verified.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Correspondence 18/03/2024 RCC-Certifier/MBB re: submission of Operational Readiness Plan - Stage 5 CAPA Handover</p> <p>Correspondence 24/04/2024 RCC-Certifier/MBB re: submission of Operational Readiness Plan - Stage 4 Landscaping & front entry</p> <p>Correspondence 18/03/2024 RCC-Certifier re: submission of Operational Readiness Plan - Stage 5 Handover</p> <p>Correspondence 4/07/2024 RCC-Certifier/MBB re: submission of Operational Readiness Plan - Stage 6 Carpark</p>		
C43	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements:</p> <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. 	Operational Readiness Plan – Site Plan 23/08/2023 RCC	Operational readiness plans were reviewed, and evidence of plan submission to the Certifier was verified. Plan was implemented in accordance with C42.	Compliant
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.	<p>Letter 8/08/2023 SINSW-DPHI re: Notification of Occupation Stage 1-Building A Ground Floor (from 18/09/23)</p> <p>Post Approval Form 31/08/2024 submission of Notification of Occupation Stage 1-Building A Ground Floor</p> <p>Letter 8/08/2023 SINSW-DPHI re: Notification of Occupation Stage 2-Building A Ground Floor (from 18/09/23)</p> <p>Post Approval Form 08/08/2024 submission of Notification of Occupation Stage 2-Building A Ground Floor</p> <p>Letter 21/09/2023 SINSW-DPHI re: Notification of Occupation Stage 2A-Building C refurb (from 24/10/23)</p> <p>Email 2/21/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2A-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 2B-Building C refurb (from 31/01/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2B-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 2C-Building C refurb (from 31/01/24)</p>	Notification of occupation for all stages (Stage 1, 2, 2A, 2B, 2C, 2D, 3, 4, 5, 6 & 7) were undertaken within the required timeframe set under this condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 2C-Building C refurb</p> <p>Letter 29/04/2024 SINSW-DPHI re: Notification of Occupation Stage 2D-Building C refurb (from 29/05/24)</p> <p>Post Approval Form 29/04/2024 submission of Notification of Occupation Stage 2D-Building C refurb</p> <p>Letter 15/12/2023 SINSW-DPHI re: Notification of Occupation Stage 3 - Building G refurb (from 9/02/24)</p> <p>Email 15/12/23 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 3 - Building G refurb</p> <p>Letter 22/01/2024 SINSW-DPHI re: Notification of Occupation for:</p> <ul style="list-style-type: none"> – Stage 4 – Landscaping from 29/02/24 – Stage 5 – Building O refurb: ground from 23/2/24 – Stage 6 – Car park works and bicycle parking from 23/02/24 <p>Email 22/01/2024 DPHI-SINSW re: Acknowledgement receipt Notification of Occupation Stage 4,5 & 6</p> <p>Letter 27/06/2024 SINSW-DPHI re: Notification of Occupation Stage 7 - Public Domain, Koala Trees and Waste Enclosure (from 2/08/24)</p>		
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>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, 31/01/2024</p> <p>BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, 7/06/2024</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p>	<p>Issued installation certificates, disclosure statements, and compliance documentation related to external walls and cladding for the project were verified by the Certifier through the issuance of the BCA Completion Certificate for each stage.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</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.	<p>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, 15/09/2023</p> <p>BCA Completion Certificate (Stage 2A Building C Middle) BCAC-23104 Blackett Maguire + Goldsmith, 15/09/2023</p>	<p>The required submission of documentation for external walls and cladding to the Certifier was confirmed through the issuance of the BCA Completion Certificate for each stage.</p> <p>The required submission of documentation to DPHI was verified through a sighted acknowledgment email from DPHI.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, 31/01/2024</p> <p>BCA Completion Certificate BCAC-24050 (Stage 2D Building C East) Blackett Maguire + Goldsmith, 7/06/2024</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p> <p>Stage 1 EWC submission to DPHI 11/09/2023</p> <p>Stage 2A EWC submission to DPHI 24/10/2023</p> <p>Stage 2B EWC submission to DPHI 5/02/2024</p> <p>Stage 2C EWC submission to DPHI 31/01/2024</p> <p>Stage 2D EWC submission to DPHI 24/10/2023</p> <p>Stage 3 EWC submission to DPHI 29/02/2024</p> <p>Stage 5 EWC submission to DPHI 17/07/2024</p>		
Works as Executed Plans				
D4	<p>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.</p>	<p>Letter 12/07/2024 Acor-RCC re: Civil Certification – New Carpark – Stormwater, Carparking Arrangement Condition D20 and Works As Executed Drawings D4</p> <p>Works As Executed – Stormwater 8/09/2024 by Brown & Pluthero Pty Ltd</p> <p>Works As Executed – Carpark 15/12/2023 by Brown & Pluthero Pty Ltd</p> <p>As–Built Drawings – Carpark 8/07/2024 Bickerton Masters Architecture Pty Ltd</p> <p>As–Built Drawings – Bike Storage 8/07/2024 Bickerton Masters Architecture Pty Ltd</p> <p>DWG No. 24532D KHS – As Constructed Survey by B&P Surveys</p> <p>DWG No. 22905D KHS – Level & Detail Survey by B&P Surveys</p> <p>CCTV inspection (7:13) TX20042 1/07/2024 by Text X P/L</p> <p>CCTV inspection (7:22) TX20042 1/07/2024 by Text X P/L</p> <p>Correspondence 11/07/2024 RRC-Certifier re: BCA Completion Certificates Requirements - Stage 6 & under D4</p> <p>Email 31/08/2024 RCC-Council (Tweed Shire) re: submission of KHS CCTV Report of Sewer Lines – CCTV links</p>	<p>Civil Certification dated 12/07/2024 was issued by Acor Consultant in relation to 'Works As Executed' Drawings D4. The certification noted that Acor have reviewed the as constructed drawings for the carpark finished surface levels and stormwater (lines 1,2, 4 & 12) and conform the works have been constructed generally in accordance with the ACOR design drawings. The consultant also confirmed the stormwater within the new carpark (lines 1, 2, 4 and 12) have been constructed generally in accordance with AS3500.3-2018.</p> <p>The requirement for works-as-executed drawings was submitted to the Certifier on 11/07/2024, as confirmed by a sighted email.</p> <p>Works As Executed and As–Built Drawings are listed in BCA Completion Certificate BCAC-24060 issued by the Certifier</p> <p>CCTV inspection of the stormwater pipes and sewerage system was conducted, and the report was submitted to Tweed Shire Council on 31/08/2024.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		BCA Completion Certificate (Stage 6 Carpark) BCAC-24060 Blackett Maguire + Goldsmith, 21/07/2024		
Warm Water Systems and Cooling Systems				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<p>Installation Certificate: Hydraulic 21/02/2024 issued by Level Plumbing Tweed Heads</p> <p>Installation Certificate: Hydraulic, 15/04/2024 issued by Level Plumbing Tweed Heads</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, 4/03/2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, 26/04/2024</p>	<p>Installation Certificate: Hydraulic that relates to warm water systems and water cooling systems issued under Stage 3 and 5 were include in the BCA Completion Certificates issued by the Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
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. 	<p>Compliance Certificate – Artificial Lighting for Building A-Admin Bldg. 31/08/2023 issued by S T Electrical & Data</p> <p>Electrical Certificate of Compliance for Building A-Admin Bldg. 31/08/2023 issued by S T Electrical & Data</p> <p>Installation Certificate – G Block 23/02/2024 issued by S T Electrical & Data</p> <p>Certificate of Design – Electrical Services (G Block), 2/05/2023 issued by Walkerbai Consulting</p> <p>Installation Certificate – H Block 25/01/2024 issued by S T Electrical & Data</p> <p>Compliance Certificate – Artificial Lighting for Building O 23/02/2024 issued by S T Electrical & Data</p> <p>Submission to Certifier Building O 4/03/2024</p> <p>Submission to Certifier Stage 7 4/04/2024</p>	<p>Compliance certificates, installation certificates, and the certificate of design for outdoor lighting issued for the project were verified as evidence of submission to the Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
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 	<p>Installation Certificate – Mechanical Services for Building A, 14/08/2023 issued by GlennAir Airconditioning</p> <p>Installation Certificate – Mechanical Services: Stage 2A, 5/10/2023 issued by GlennAir Airconditioning</p> <p>Installation Certificate – Mechanical Services: Stage 2B and 2C, 17/01/2024 issued by GlennAir Airconditioning</p> <p>Installation Certificate – Mechanical Services: Stage 2D, 16/05/2024 issued by GlennAir Airconditioning</p> <p>Installation Certificate – Mechanical Services: Building G, 29/12/2024 issued by GlennAir Airconditioning</p> <p>Installation Certificate – Mechanical Services: Building O, 29/12/2024 issued by GlennAir Airconditioning</p> <p>Aconex 13/9/23 from Certifier to RCC</p>	<p>Mechanical installation certificates were issued for Building A, G, O and Stage 2A, 2B, and 2D by GlennAir Airconditioning.</p> <p>Mechanical installation certificates issued to the project were listed in BCA Completion Certificates issued by the Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, issued 6 February 2024</p> <p>BCA Completion Certificate (Stage 2C Building C West) BCAC-24006 Blackett Maguire + Goldsmith, issued 31 January 2024</p>		
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 Buildings.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</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.	<p>Building A Acoustic Certification Testing 7/09/2023 prepared by Acoustic Logic</p> <p>Mechanical Noise Emission Testing KHS Building A 8/09/2023 by Acoustic Logic -</p> <p>Acoustic Compliance Testing – Building G & C 12/03/2024 prepared by Acoustic Logic</p> <p>KHS Review of Building C Plant Area, 28/09/2023 by Acoustic Logic</p> <p>KHS Review of Building C West, 15/01/2023 by Acoustic Logic</p> <p>KHS Building G – OC 22/02/2024 issued by Acoustic Logic</p> <p>Acoustic Compliance Testing – Building O 19/12/2024 prepared by Acoustic Logic</p> <p>BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, issued 15 September 2023</p> <p>BCA Completion Certificate (Stage 2B Building C & Hall) BCAC-24008 Blackett Maguire + Goldsmith, 9/12/2024</p> <p>BCA Completion Certificate (Stage 3 Building G) BCAC-24015 Blackett Maguire + Goldsmith, issued 4 March 2024</p> <p>BCA Completion Certificate (Stage 5 Building O) BCAC-24039 Blackett Maguire + Goldsmith, issued 26 April 2024</p>	<p>Building Acoustic testing undertaken for Building A, C, G and O by Acoustic Logic noted that based on results, reverberation times of spaces, wall partitions and internal mechanical noise levels have met the project requirements outlined in the KHS – Acoustic Specification.</p> <p>Mechanical Noise Emission Testing KHS Building A dated 8/09/2023 prepared by Acoustic Logic noted compliance with the required mechanical specification.</p> <p>Acoustic Compliance testing reports were listed in BCA Completion Certificates issued by the Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
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 Certificates for Stage 1 (Admin), 2A (Building C), 2B (Building C mid-west & Hall), 2C (Building C West), 2D (Building C East), 3 (Building G & kitchen), and 5 (Building O and CAPA) were obtained and sighted submission to FRNS and to Council.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Fire Safety Certificate Part Building C 24/1/2024 emailed to Fire and Safety and Council 30/1/2024</p> <p>Fire Safety Certificate Stage 3 2/27/2024 emailed to Fire and Safety and Council 18/03/2024</p> <p>Fire Safety Certificate Stage 5 3/19/2024 emailed to Fire and Safety and Council 18/03/2024</p> <p>Fire Safety Certificate Stage 6 4/07/2024 emailed to Fire and Safety and Council 7/07/2024</p>	<p>Observation: The auditee reported that the Fire Safety Certificate was displayed prior to the commencement of occupation and was signed off by the Certifier before issuing the BCA Completion Certificate. However, during the audit site inspection, it was noted that the Fire Safety Certificate was not prominently displayed in the building.</p> <p>Recommendation: Provide a sturdy display enclosure for the Fire Safety Certificates at the designated area, ensuring it is secure and durable to withstand potential impacts from student activities.</p> <p>In response to Observation (IA6): Prior to finalising the report, the auditees provided evidence that the Fire Safety Certificate is prominently displayed within the building in a fixed frame. This observation is now considered closed by the auditor. Please refer to the site photos in Appendix E (No. 14).</p>	
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 Certification - Building A Admin 15/09/2023, issued by Acor Consultant</p> <p>Corro 15/09/23 Certifier-MBB re: satisfaction of the submitted of Structural Certification - Building A</p> <p>Letter DPHI- SNSW re: Acknowledgement of the submission of Structural Certification - Building A</p> <p>Structural Inspection Certification – Stage 2A, 24/10/2023 issued by Acor Consultant</p> <p>Corro 24/10/23 Certifier-MBB re: satisfaction of the submitted of Structural Certification – Building 2A</p> <p>Email 24/10/23 DPHI-SNSW re: Acknowledgement of the submission of Structural Certification - Building 2A</p> <p>Structural Inspection Certification – Building 2B and 2C, issued by Acor Consultant</p> <p>Corro 31/01/24 Certifier-MBB re: satisfaction of the submitted of Structural Certification - Building 2B and 2C</p> <p>Email 24/10/23 DPHI-SNSW re: Acknowledgement of the submission of Structural Certification - Building 2B and 2C</p> <p>Structural Inspection Certification – Building D issued by Acor Consultant</p> <p>Corro 31/05/24 Certifier-MBB re: satisfaction of the submitted of Structural Certification – Building 2D</p> <p>Email 6/06/2024 DPHI-SNSW re: Acknowledgement of the submission of Structural Certification - Building 2D</p> <p>Structural Inspection Certification – Building D issued by Acor Consultant</p> <p>Corro 29/02/2024 Certifier-MBB re: satisfaction of the submitted of Structural Inspection Certification – Stage 3</p> <p>Post Approval Form 29/05/2024 submission of Structural Inspection Certification – Stage 3</p> <p>Structural Inspection Certification – Building O issued by Acor Consultant</p>	<p>Structural Inspection Certificates issued for the project by Acor Consultant were sighted as well as submission requirements to DPHI and Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Corro 18/03/2024 Certifier-MBB re: satisfaction of the submitted of Structural Inspection Certification – Building O Post Approval Form 18/03/2024 submission of Structural Inspection Certification – Building O		
Compliance with Food Code				
D12	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas used in connection with the sale of food have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier. <i>Note: Any applicable approvals are to be obtained from Council.</i>	Letter 21/11/2023 Michael Hensley (KHS Principal) to MBB re: Compliance Confirmation for Building G Kitchen Upgrades under SSDA Conditions-D12 Correspondence Certifier- MBB re: KHS Building G - sale of food	The KHS Principal issued a letter dated 21/11/2023 regarding Compliance Confirmation for Building G Kitchen Upgrades under SSDA Conditions-D12. The letter noted that the inclusion of a GLS within the kitchen ensures that it does not meet the criteria for a 'Commercial' kitchen, as defined by Food Code D12. Therefore, the facility is expressly designed to be utilized solely for teaching purposes, aligning with the educational curriculum of the school. It is not intended for commercial use or for generating profit through the sale of food items. The Certifier accepted the letter issued by the KHS Principal.	Not Triggered
Post-Construction Dilapidation Report – Protection of Public Infrastructure				
D13	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). c) be submitted to the Certifier; d) be forwarded to Council for information; and e) be provided to the Planning Secretary when requested.	Property Condition Survey – Post Construction Report prepared by Childs Property Inspection P/L in the following property/areas (24/06/24, 26/06/2024 & 5/07/24,12/07/2024): – 10 Cambridge Court and Yale Street (including Council driveway, footpath) – 12 Cambridge Court – 14 Cambridge Court – 16 Cambridge Court – 18 Cambridge Court – 2 Yale Street – Oxford Steer – McPhall Avenue – 18 Oxford Street – Kingscliff Swimming Centre – Dinsey Street – Vulcan Street – Gaggin Way 30/07/2024: – Public infrastructure to KHS, Oxford Street Correspondence 29/07/ 2024 RCC-Certifier re: submission of D13 Post construction report Correspondence 1/08/2024 RCC-Certifier re: submission of D13 Post construction report – public Infrastructure. Email 2/08/2024 RCC-Council re: submission of dilapidation reports	Post Construction Dilapidation Reports were prepared by Childs Property Inspection P/L. Inspections were conducted on the 24/06, 26/06, 05/07, 12/07 and 30/07. Submission requirement to Certifier and Council were sighted.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Property Condition Survey – Post Construction Reports prepared by Childs Property Inspection P/L</p> <ul style="list-style-type: none"> – 24/06/24, 26/06/2024 & 5/07/24, 12/07/2024 – 30/07/2024 <p>Site photos - refer to Appendix D</p>	The project team undertakes the necessary repairs to the public infrastructure as per the post-construction dilapidation reports.	Compliant
Road Damage				
D15	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Property Condition Survey – Post Construction Report prepared by Childs Property Inspection P/L</p> <ul style="list-style-type: none"> – 24/06/24, 26/06/2024 & 5/07/24, 12/07/2024 – 30/07/2024 <p>Site photos - refer to Appendix D</p>	The project team undertakes the necessary repairs to the public infrastructure as per the post-construction dilapidation reports	Compliant
Post-Construction Survey – Residential Properties				
D16	<p>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:</p> <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. 	<p>Interview with auditees 9/12/2024</p> <p>Property Condition Survey – Post Construction Report prepared by Childs Property Inspection P/L in the following property/areas (24/06/24, 26/06/2024 & 5/07/24, 12/07/2024):</p> <ul style="list-style-type: none"> – 10 Cambridge Court and Yale Street (including Council driveway, footpath) – 12 Cambridge Court – 14 Cambridge Court – 16 Cambridge Court – 18 Cambridge Court – 2 Yale Street – Oxford Steer – McPhall Avenue – 18 Oxford Street – Kingscliff Swimming Centre – Dinsey Street – Vulcan Street – Gaggin Way <p>30/07/2024:</p> <ul style="list-style-type: none"> – Public infrastructure to KHS, Oxford Street 	<ul style="list-style-type: none"> a) Post Construction Dilapidation Reports were prepared by Childs Property Inspection P/L. b) Photos showing the delivery of the Post-Construction Dilapidation Report to relevant owners through letterbox drops. c) Submission requirements to Certifier and Council were sighted. d) no request from DPHI e) The project team undertakes the necessary repairs to the public infrastructure as per the post-construction dilapidation reports 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Correspondence 29/07/ 2024 RCC-Certifier re: submission of D13 Post construction report</p> <p>Correspondence 1/08/2024 RCC-Certifier re: submission of D13 Post construction report – public Infrastructure.</p> <p>Email 2/08/2024 RCC-Council re: submission of dilapidation reports</p> <p>Photos of letter box</p>		
Intersection upgrade works				
D17	<p>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.</p>	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Letter 20/11/2024 from Tweed Shire Council to RCC re: Subdivision Works as Executed Compliance Certificate No. WAX24/0012 - relates to DWY23/0070 at Lot 57 DP 803814; No. 33 Oxford Street KINGSCLIFF</p> <p>Notice Of Determination of Subdivision Work as Executed Plans Compliance Certificate 20/11/2024 issued by Tweed Shire Council</p>	<p>Notice of Determination of Subdivision Work-As-Executed Plans Compliance Certificate dated 20/11/2024 was issued by Tweed Shire Council. It was noted that, based on an inspection of the work-as-executed plans and associated certificates, the works as constructed have geometric departures from the Construction Certificate-approved design plans. However, these departures are considered by Richard Crookes Constructions Pty Ltd to be of minor significance, and the geometry of the works as constructed is deemed acceptable to Council.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Oxford Street Signposting and Line Marking				
D18	<p>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> <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. 	<p>Letter 20/11/2024 from Tweed Shire Council to RCC re: Subdivision Works as Executed Compliance Certificate No. WAX24/0012 - relates to DWY23/0070 at Lot 57 DP 803814; No. 33 Oxford Street KINGSCLIFF</p> <p>Notice Of Determination of Subdivision Work as Executed Plans Compliance Certificate 20/11/2024 issued by Tweed Shire Council</p>	<p>Notice of Determination of Subdivision Work-As-Executed Plans Compliance Certificate dated 20/11/2024 was issued by Tweed Shire Council. It was noted that, based on an inspection of the work-as-executed plans and associated certificates, the works as constructed have geometric departures from the Construction Certificate-approved design plans. However, these departures are considered by Richard Crookes Constructions Pty Ltd to be of minor significance, and the geometry of the works as constructed is deemed acceptable to Council.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Pedestrian Infrastructure Upgrade Works				
D19	<p>Prior to the commencement of operation, the Applicant must complete the pedestrian infrastructure upgrade works approved under condition B29 to the satisfaction of the relevant road authority.</p> <p><i>Note:</i></p> <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>Site inspection and interview with auditees 9/12/2024</p> <p>Letter 20/11/2024 from Tweed Shire Council to RCC re: Subdivision Works as Executed Compliance Certificate No. WAX24/0012 - relates to DWY23/0070 at Lot 57 DP 803814; No. 33 Oxford Street KINGSCLIFF</p> <p>Notice Of Determination of Subdivision Work as Executed Plans Compliance Certificate 20/11/2024 issued by Tweed Shire Council</p> <p>Site photos - refer to Appendix D</p>	<p>Notice of Determination of Subdivision Work-As-Executed Plans Compliance Certificate dated 20/11/2024 was issued by Tweed Shire Council. It was noted that, based on an inspection of the work-as-executed plans and associated certificates, the works as constructed have geometric departures from the Construction Certificate-approved design plans. However, these departures are considered by Richard Crookes Constructions Pty Ltd to be of minor significance, and the geometry of the works as constructed is deemed acceptable to Council.</p> <p>Completed the pedestrian infrastructure upgrade was sighted during the site inspection.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Car Parking Arrangements				
D20	<p>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.</p>	<p>Letter 12/07/2024 Acor-RCC re: Civil Certification – New Carpark – Carparking Arrangement Condition D20 and Works As Executed Drawings D4</p> <p>Correspondence 11/07/20024 RCC-Certifier/MBB re: BCA Completion Certificates Requirements</p>	<p>Civil Certification – New Carpark – Carparking Arrangement Condition D20 and Works As Executed Drawings D4 dated 12/07/2024 was issued by Acor confirming 69 Carpark have been constructed generally in accordance with ACOR drawing KHS C04.02 and generally comply with AS2890.1-2004 and AS2890-2009. ACOR have been advised that the other 20 carparks are either existing within the school lot or existing within the council road reserve.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
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> <ul style="list-style-type: none"> a) the provision of a minimum 90 bicycle and scooter parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; and d) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<p>Installation Certificate – KHS Alterations to the carpark and bicycle and scooter area, 8/07/2024 issued by Bickerton Masters Architecture</p> <p>DRW a-X-0206 Front Entry Bike Store Details Rev 6, 08/07/2024 by BM</p> <p>Correspondence 11/07/2024 RCC-Certifier/MBB re: BCA Completion Certificates Requirements - Stage 6 & 7</p>	<p>Installation Certificate relating to KHS alterations to the carpark and bicycle and scooter area, was issued by Bickerton Masters Architecture on 8/07/2024.</p> <p>The submission to the Certifier was completed on 11/07/2024.</p> <p>Required bicycle and scooter parking spaces, end-of-trip facilities for staff, and pedestrian and cyclist advisory signs were observed during the audit period. Refer to the site photos for details.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
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><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>	Correspondence 31/07/2024 RCC-Certifier re: KHS Conditions D22 and D23	An email dated 31/07/2024 from RCC to the Certifier was sighted, noting that under Conditions D22 and D23, no modifications to school zones were required as part of the works under the contract. This includes school zone signage, speed management, and associated pavement markings.	Not Triggered
D23	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>	Correspondence 31/07/2024 RCC-Certifier re: KHS Conditions D22 and D23	An email dated 31/07/2024 from RCC to the Certifier was sighted, noting that under Conditions D22 and D23, no modifications to school zones were required as part of the works under the contract. This includes school zone signage, speed management, and associated pavement markings.	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> <ul style="list-style-type: none"> a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; 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; 	<p>Kingscliff High School - School Transport Plan Rev 5 dated 7/05/2024 prepared by Stantec</p> <p>Letter 27/03/2024 SINSW – DPHI re: Submission School Transport Plan in accordance with Condition D24</p> <p>Letter 15/05/2024 DPHI – SINSW re: approval of School Transport Plan in accordance with Condition D24</p>	<p>Kingscliff High School - School Transport Plan Rev 5 dated 7/05/2024 was prepared by Stantec and includes:</p> <ul style="list-style-type: none"> a) Stantec are a multi-disciplinary consultancy who have a vast amount of experience in undertaking transport-based projects, Consultation is included in Section 1.2 Table 2 with Council b) i. Objectives and mode share targets are provided in Chapter 5.2. Further information on how these targets were developed can be found in chapter 4. ii. Chapter 5, provides a variety of actions and implementation programs in support of meeting and achieving the mode share targets outlined in Chapter 4. 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> 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. 		<ul style="list-style-type: none"> iii. Chapter 5.6. Example questionnaires that can be used to assist in the data collection process have been provided in Appendix C c) i. The analysis of pedestrian infrastructure and walking catchments has been discussed in Chapter 3.1 and 3.6. The school has an existing staggered start and finish for years 7-10 and 11-12, with different finishing times due to timetables. ii. Car parking availability has been identified in Chapter 3.5. iii. Pick-up and drop-off zones have been outlined in Chapter 3.5.7. Supporting information around the operation of the pick-up and drop-off can be found in Appendix A. iv. The location for drop-off and pick-up for vehicles and buses is outlined in chapter 3.5. Operational management procedures are highlighted within the Transport Encouragement program found in Table 21 in Chapter 5.7. v. Delivery and service vehicle access is outlined within Chapters 3.5.4 and 3.5.5, as well as the Transport Impact Assessment in Appendix A. Bus access is detailed in Chapter 3.5.7. vi. Access to Kingscliff HS remains as is. Entry to the school will occur through the main gate on the frontage at Oxford Street. Existing access arrangements are discussed in Chapter 3.5. vii. Traffic impacts on the surrounding network have been analysed and detailed within the Traffic Impact Assessment found in Appendix A. viii. Traffic impacts on the surrounding network have been analysed and detailed within the Traffic Impact Assessment found in Appendix A. d) Measures to promote and implement the transport plan are proposed in the Transport Encouragement program, which can be found in Table 21 in Chapter 5.7 e) i. The Traffic Impact Assessment undertaken by Bitzios assessed queuing and school user parking on residential streets. The TIA has been provided in Appendix A. ii. Transport issues and recommended measures were discussed during Transport Working Group meetings where relevant stakeholders were engaged. A record of these meetings and attendees can be found in the meeting consultation log Table 2 <p>The plan was approved by the Department on 15/05/2024.</p>	
D25	Prior to the commencement of operation, the Applicant must submit a Complaints Handling Management Plan to the Certifier and a copy provided to the Planning Secretary of information. The Plan must include a complaints handling management system in relation to parking concerns raised by the surrounding community and include processes and actions for the school to address concerns raised.	<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>The Complaints Handling Management Plan dated 1/03/2023 was prepared by SINSW and addressed the requirement under this condition.</p> <p>The plan was already in place during the construction phase, and the submission requirements were completed accordingly.</p>	Compliant

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 the 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 	Letter 12/09/2023 from Council-SINSW re: Local Government Act 1993 Section 68 Application Sewerage System Works SSW21/0005 - Diversion of part of the existing sewer main within the Kingscliff High School at Lot 3 DP 803772; Cudgen Road KINGSCLIFF; Lot 57 DP 803814; No. 33 Oxford Street KINGSCLIFF Certificate of Practical Completion 12/09/2023 issued by Tweed Shire Council Letter 12/09/2023 from Council-SINSW re: Certificate of Compliance for Water Supply and Sewerage Section 307 Water Management Act 2000 - Lot 3 DP 803772; Cudgen Road KINGSCLIFF; Lot 57 DP 803814; No. 33 Oxford Street KINGSCLIFF Certificate of Compliance for water supply and sewerage 12/09/2023 issued by Tweed Shire Council BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, issued 15 September 2023	Certificate of Practical Completion and Certificate of Compliance were issued by the Tweed Shire Council and certify that water supply and sewerage works have been carried out, or security provided to Council's satisfaction for their completion and such other contributions have been paid or secured to satisfy Council's requirements in respect of water supply and sewerage for the project. Issued Certificate of Compliance for water supply and sewerage is listed in BCA Completion Certificate BCAC-23087 issued by the Certifier. Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
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 24/04/2023 RCC-MBB re: Sewer/Stormwater Easement Plan registered with LRS Certificate of Compliance for water supply and sewerage 12/09/2023 issued by Tweed Shire Council BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, issued 15 September 2023	Certificate of Practical Completion and Certificate of Compliance were issued by the Tweed Shire Council and certify that water supply and sewerage works have been carried out, or security provided to Council's satisfaction for their completion and such other contributions have been paid or secured to satisfy Council's requirements in respect of water supply and sewerage for the project.	Compliant
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 Compliance for water supply and sewerage 12/09/2023 issued by Tweed Shire Council BCA Completion Certificate (Stage 1 Administration) BCAC-23087 Blackett Maguire + Goldsmith, issued 15 September 2023 Property Condition Survey – Post Construction Report prepared by Childs Property Inspection P/L Email 2/08/2024 RCC-Council re: submission of dilapidation reports	Certificate of Practical Completion and Certificate of Compliance were issued by the Tweed Shire Council and certify that water supply and sewerage works have been carried out, or security provided to Council's satisfaction for their completion and such other contributions have been paid or secured to satisfy Council's requirements in respect of water supply and sewerage for the project. Post Dilapidation reports prepared by Childs Property Inspection P/L includes public infrastructure and was submitted to Council on 2/08/2024.	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:	Stormwater Management Plan (RCC) 18/8/2023 Aconex dated 30/8/2023 submitting Plan to Certifier Asset Management Unit – responsible	Stormwater Management Plan was prepared and being implemented in the school. Plan submitted to Certifier on 30/8/2023	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. 	<p>FM wed Facilities Maintenance website</p> <p>Email 26/11/2024 Penfolds-RCC re: Stormwater Management Plan</p> <p>Schedule of maintenance (general maintenance for KHS includes pest control roof and gutter cleans</p>	<p>Asset Management Unit is responsible for scheduled maintenance of stormwater drains.</p> <p>A Stormwater maintenance report was prepared by Penfolds Project detailing the works undertaken such as cleaning drains and inlets, removing weeds, rocks checks and check filtration sand.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
Koala Offset Management Plan				
D30	<p>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:</p> <ul style="list-style-type: none"> a) accurate calculation of Preferred Koala Food Tree (PKFT) offsets based on the Arboricultural Impact Assessment prepared by Treescience dated May 2021 as amended by the Addendum to the Arboricultural Impact Assessment, prepared by Arbor Ecological and dated 26 August 2021 (identifying PKFT's to be removed to facilitate the development) to be provided at offset ratios specified in the TCCPoM 'Appendix C, Table 2: Offset pathway for other development outside of a KAP or KLP' for the Southern Koala Management Area – Onsite. b) a suitably scaled plan showing the metes and bounds of the Koala Offset Area on site that meets the following criteria: <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; c) details of proposed revegetation to meet the offset requirements; d) schedule of local native plant species to be used for planting; e) include weed treatment methods consistent with the SEQ Ecological Restoration Framework: Manual (Chenoweth EPLA & Bushland Restoration Services 2012) for weed control techniques for all environmental weeds; f) provide details of primary works and maintenance works as follows (yet may not be strictly limited to): <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. 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: <ul style="list-style-type: none"> i. primary works phase: <ul style="list-style-type: none"> • 100% successful establishment of all planted stock; 	<p>Koala Offset Management Plan for KHS 2/05/2023 by Kleinfelder</p> <p>Letter 24/05/2023 SINISW-DPE re: Submission of Koala Offset Management Plan</p> <p>Email 26/05/2023 DPE-SINISW re: Acknowledgement receipt of Koala Offset Management Plan</p> <p>Letter 14/06/2023 DPE-SINISW re: Acceptance of the submitted Koala Offset Management Plan</p> <p>Email 10/05/2023 Tweed Council-MBB re: Council acceptance of Koala Offset Management Plan</p>	<p>Koala Offset Management Plan for KHS dated 2/05/2023 was prepared by Kleinfelder and includes:</p> <ul style="list-style-type: none"> a) Section 2.1.1 b) Figure 1, c) Section 2.2, paragraph 1 d) Section 2.2, paragraph 1 e) Section 2.3, paragraph 4 f) Section 2.2, paragraph 3 g) Section 2.2. Section 2.3, Section 2.4 h) Section 2.2 – Section 2.3 i) Section 2.4 j) Section 2.3 k) Section 2.3 and Section 2.4 l) Section 2.2 and Section 2.3 <p>The Plan was accepted by the Department on 14/06/2023.</p> <p>The Plan was submitted to Tweed Shire Council on 10/05/2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> 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; h) program of works to be undertaken; i) annual monitoring and reporting requirements; j) set of performance criteria to achieve site capture over a five (5) year management period. k) maintenance, monitoring and reporting schedule with developer commitment for a period of not less than five years; and an adaptive management statement detailing how potential problems arising may be overcome and requiring approval of Council's General Manager or delegate for such changes 			
D31	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, the Koala offset primary works must be completed in accordance with the details set out in the Koala Offset Management Plan approved under condition D30.	<p>Certificate of Completion KHS Koala Offset Primary Works dated 30/06/2024 issued by Penfold Projects</p> <p>Monitoring Report for KHS Koala Offset Management Plan (KOMP) March 2024 by Regen Australia</p> <p>Monitoring Report for KHS Koala Offset Management Plan (KOMP) October 2024 by Regen Australia</p> <p>Email 10/09/2024 Penfold-MBB re: KHS KOMP 5 year maintenance and reporting</p>	<p>Certificate of Completion KHS Koala Offset Primary Works dated 30/06/2024 was issued by Penfold Projects noting that the works was completed on 30/06/2024 in accordance with the design documentation and the conditions of the development consent D30 and D31.</p> <p>Assessment and monitoring were conducted by Regen Australia as per sighted monitoring reports.</p>	Compliant
Signage				
D32	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<p>Site inspection 9/12/2024</p> <p>Correspondence 11/07/2024 RCC-MBB re: BCA Completion Certificates Requirements Stage 6 & 7</p> <p>Site photos – Appendix D</p>	<p>Sighted correspondence from RCC to MBB submission of requirements.</p> <p>During the site inspection, way-finding signage and signage identifying the location of staff car parking were observed to be installed. Please refer to the site photos for details.</p>	Compliant
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.	<p>Site inspection 9/12/2024</p> <p>Site photos – Appendix D</p>	<p>During the site inspection, bicycle way-finding signages were observed to be installed. Please refer to the site photos for details.</p>	Compliant
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. 	<p>Operational Waste Management Plan (OWMP) for KHS 19/11/2024 by HMC Environmental Consulting</p> <p>Correspondence 21/11/2024 RCC-Certifier/MBB re: submission of OWMP to Certifier</p>	<p>Operational Waste Management Plan for KHS dated 19/11/2024 was prepared by HMC Environmental Consulting in accordance with the requirements under this condition.</p> <p>The plan was submitted to Certifier on 19/11/2024.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. 	Interview with auditees 9/12/2024	The auditees noted that no contamination was found on site during the audit period.	Not Triggered
Landscaping				
D36	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	<p>Certificate of Completion: Landscaping Construction Buildings D&F 22/03/2024 issued by Penfold Projects</p> <p>Certificate of Completion: Landscaping Construction Works Front Entry 22/03/2024 issued by Penfold Projects</p> <p>BCA Completion Certificate (Stage 4 Landscape) BCAC-24039 Blackett Maguire + Goldsmith, issued 26 April 2024</p>	<p>Two Certificate of Completion dated 22/03/2024 were issued by Penfold Projects that relates to landscaping construction on Buildings D&F and at front entry.</p> <p>The two certificates were listed in BCA Completion Certificate BCAC-24039 issued by the Certifier.</p>	Compliant
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>Vegetation Management Plan (VMP) for KHS (DRW S523152_VMP_001) Rev B 18/12/23 by s5 Consulting</p> <p>Correspondence 7/03/2024 RCC-Certifier re: submission of VMP to Certifier.</p> <p>AMU provide trees audit</p>	<p>Vegetation Management Plan (VMP) Rev B dated 18/12/23 was prepared by s5 Consulting and addressed the requirement under this condition.</p> <p>The plan was submitted to the Certifier on 7/03/2024.</p> <p>The newly completed landscape is still under the defects face.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
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 Evacuation Plan (OBEEP) Rev 3, 21/03/2024 by RCC</p> <p>Email 3/04/2024 RCC- Council as representative of Local Emergency Management Committee re: submission of OBEEP Rev 3</p> <p>Email dated 14/9/2023 submitting Plan to Council as representative of Local Emergency Management Committee</p> <p>12/9/24 bush fire drill / flood evacuation drill</p> <p>22.2.24 normal drill</p>	<p>OBEEP has been prepared and submitted as required under this condition prior to operation of Stage 2A.</p> <p>The plan was updated to revision 2 dated 21/03/2024 and submission requirement to Local Emergency Management Committee was completed on 3/04/2024.</p> <p>Bush fire drill and flood evacuation drill was conducted on 12/08/2024.</p> <p>Normal drills are also conducted in the school.</p> <p>In response to previous non-compliance (IA5): The Operational Bushfire Emergency Evacuation Plan was updated to Rev 3 dated 21/03/2024 and provided in Section 3.2, Table 2 demonstrates document compliance with the required steps outlined in the NSW RFS (2014) publication: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</p>	Compliant
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 Rev 1, 10/08/2024 by RCC</p> <p>Aconex correspondence RCC to Certifier submitting plan dated 14/9/2023</p> <p>CV of Kingsley Baldwin, Senior Environmental from ENV Solutions.</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>In response to previous Observation (IA5): The Operational Flood Emergency Management Plan was prepared by Kingsley Baldwin, Senior Environmental Scientist at ENV Solutions on the 10/8/24. The CV was provided demonstrating his qualifications and experience.</p>	Compliant
Noise Management Plan				
D40	<p>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>Operational Noise Management Plan (ONMP) Rev 1, 14/06/2023 by RCC</p> <p>Aconex correspondence RCC to Certifier submitting plan dated 14/9/2023</p> <p>Email 8/03/2024 MBB- Council re: submission of ONMP to Council</p>	<p>Plan has been prepared in accordance with the requirements of this condition and submitted to Certifier.</p> <p>In response to non-compliance during IA5: The auditee submitted the ONMP to the Council on 8/07/2024, as evidenced by the sighted email.</p>	Compliant
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to</p>	<p>Out of Hours Event Management Plan (School Use + Community Use) June 2024 prepared by SINSW</p>	<p>Out of Hours Event Management Plan (School Use + Community Use) dated June 2024 was prepared by SINSW and includes:</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>the Council and Planning Secretary for information. The plan must include the following:</p> <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. 	<p>Email 19/06/2024 DPHI-SINSW re: Acknowledgement of submission of OOHE Management Plan (School Use + Community Use)</p> <p>Email 17/06/2024 KHS-Council/SINSW re: submission of approval of OOHE Management Plan (School Use + Community Use)</p> <p>Letter (undated) DPHI-SNSW re: approval of OOHE Management Plan (School Use + Community Use)</p> <p>Correspondence 18/06/2024 to DPHI and Council (from SINSW) re: first out of hour events – Maker Fair 24/06/2024 (attached fliers with schedule of activities)</p> <p>Facebook, email, community, SEctral general message, Parent portal, Instagram</p>	<ul style="list-style-type: none"> a) Section 2.1 b) Section 2.1 c) Section 2.1 d) Section 4 and 4.2 e) Section 0 f) Section 4.3 g) Section 5 <p>Section 6 of the Out of Hours Event Management Plan provided consultation undertaken with the Council.</p> <p>The plan was submitted to the Council and the Department, as evidenced by the sighted emails.</p> <p>The first out-of-hours school event was submitted to DPHI and the Council on 18/06/2024, ahead of the event scheduled for 24/06/2024.</p>	
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.	<p>Out of Hours Event Management Plan (School Use + Community Use) June 2024 prepared by SINSW</p> <p>Correspondence 18/06/2024 to DPHI and Council (from SINSW) re: first out of hour events – Maker Fair 24/06/2024 (attached fliers with schedule of activities)</p>	<p>The Out of Hours Event Management Plan was implemented during the first out of hour events – Maker Fair 24/06/2024.</p> <p>The first out-of-hours school event was submitted to DPHI and the Council on 18/06/2024, ahead of the event scheduled for 24/06/2024.</p>	Compliant
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <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. 	<p>Out of Hours Event Management Plan (School Use + Community Use) June 2024 prepared by SINSW</p>	<p>Out of Hours Event Management Plan (School Use + Community Use) dated June 2024 was prepared by SINSW and includes:</p> <ul style="list-style-type: none"> a) Section 3.1 b) Section 3.1 c) Section 3.1 d) Section 4 and 4.2 e) Section 3.2 f) Section 4.3 g) Section 5 	Compliant
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.	<p>Out of Hours Event Management Plan (School Use + Community Use) June 2024 prepared by SINSW</p> <p>Site inspection and interview with auditees 9/12/2024</p>	No event over 100 people has yet occurred	Not Triggered
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Emergency Lighting Maintenance Logbook for KHS – Building A, C and O</p> <p>Service Report Fire Pump sets Sept 2024 & Dec 2024 Auscoast Fire</p>	<p>An Emergency Lighting Maintenance Logbook for KHS was presented showing its location regular checks undertaken.</p> <p>Service reports on fire pump were sighted.</p> <p>Job cards for air conditioning unit maintenance, undertaken by GlennAir Airconditioning, were sighted.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Job Card (Aircon maintenance) 10975, 02/10/2024 by GlennAir Airconditioning</p> <p>Job Card (Aircon maintenance) 10655, 12/06/2024 by GlennAir Airconditioning</p> <p>Job Card (Aircon maintenance) 10656, 12/06/2024 by GlennAir Airconditioning</p> <p>Job Card (Aircon maintenance) 10716, 09/07/2024 by GlennAir Airconditioning</p> <p>Asset Proactive Maintenance Plan (APMP) for KHS</p>	The school staff presented an APMP outlining the scheduled maintenance for the school, which includes the roof and gutter, stormwater pits, pest control, fire services, mechanical services, artificial turf and soft fall, machinery and tractors, and commercial kitchen equipment.	
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.	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Hydraulic Services Plans, 09/06/2023 by Acor Consultants Pty Ltd</p> <p>Installation Certificate: Hydraulic, 01/08/2023 by O'Brien Plumbing Tweed Heads</p> <p>BCA Completion Certificate FINAL BCAC- 24096 Blackett Maguire + Goldsmith, issued 22 October 2024</p>	<p>AS 3498 requires that a water heater provides the means to inhibit the growth of Legionella bacteria in potable water. This water heater can satisfy this AS 3498 requirements provided it is 67 energized and the thermostat setting is 60°C or higher.</p> <p>The Air-conditioning systems that are used at KPS are VRF or DX, Variable Refrigerant Flow and Direct Expansion cooling.</p> <p>No Water, No Legionnaires Disease.</p> <p>Hydraulic plans and Installation certificate were issued to the project and listed in the Final BCA Completion Certificate issued by the Certifier.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
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.	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Community Communication Strategy – Kingscliff High School, Rev 1, December 2021 by SINSW</p> <p>DPE lodgment 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 Letter 29/04/2024 SINSW-DPHI re: Notification of Occupation Stage 2D-Building C refurb (from 29/05/24)</p>	<p>The Community Communication Strategy has been in place since the construction phase and continues to be implemented throughout the audit period.</p> <p>Information Pack still active in the project website and uploaded "Thank from Kingscliff High School" November 2024</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-high-school/2024/november/2024_Nov_Kingscliff_HS_Thankyou_Pack_v3.pdf</p> <p>Project update – May 2024 uploaded to the project website.</p> <p>Auditees from school noted that no complaint received relating to the operation of the school.</p> <p>Note: Implementation of the plan must for a minimum of 12 months following the completion of construction.</p>	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.	<p>Site inspection and interview with auditees 9/12/2024</p> <p>Complaints Register October 2024</p>	<p>The school staff noted that all deliveries to the school premises occurred within the prescribed timeframe required by this condition.</p> <p>No complaints regarding early morning deliveries during audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection and interview with auditees 9/12/2024 Complaints Register October 2024	The school staff noted that waste servicing is carried out every day from 7:10 AM to 7:20 AM, within the prescribed timeframe required by this condition. There have been no complaints from nearby residents regarding the waste pick-up at the school.	Compliant
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.	Site inspection and interview with auditees 9/12/2024 Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 2D, 1/07/2024 by Waves Consulting Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 5, 8/05/2024 by Waves Consulting Complaints Register October 2024	The Noise Compliance Audit for the Kingscliff High School Redevelopment Operational Stages 2D and 5 was conducted by Waves Consulting, which confirmed full compliance with the applicable noise limits and noted that no further mitigation measures are required. During the site inspection, no significant operational noise was observed. No complaints were received regarding the operational noise from the high school.	Compliant
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.	Letter 29/04/2024 SINSW-DPHI re: Notification of Occupation Stage 2D-Building C refurb (from 29/05/24) Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 2D, 1/07/2024 by Waves Consulting Letter 22/01/2024 SINSW-DPHI re: Notification of Occupation for Stage 5 – Building O refurb: ground from 23/2/24 Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 5, 8/05/2024 by Waves Consulting Letter 14/05/2024 SINSW-DPHI re: Noise Monitoring in accordance with Condition E11 for Stage 6 & 7 Letter 3/06/2024 DPHI-SINSW re: Operational Noise Monitoring Report, Condition E11 Staging Report SSD-8744305 Upgrades to Kingscliff High School Rev 6, 5/06/2024 by DFP Planning Consultant Letter 7/06/2024 SINSW-DPHI re: Submission of Staging Report (Operation) Post Approval Form 11/06/2024 re: Submission of Staging Report (Operation) to the DPHI portal Letter 14/06/2024 DPHI-SINSW re: DPHI acceptance of the Staging Report	The Noise Compliance Audit for the Kingscliff High School Redevelopment Operational Stage 2D, dated 01/07/2024, was prepared by Waves Consulting. Waves Consulting conducted a noise survey of emissions from the new AC equipment for Operational Stage 2D and assessed noise levels from the site during normal design load operation on Friday, 28/06/2024. The report confirmed that noise emissions from Operational Stage 2D are fully compliant with the applicable noise limits, with no further mitigation measures required. Noise Compliance Audit for Kingscliff High School Redevelopment Operational Stage 5 dated 8/05/2024 prepared by Waves Consulting. Waves Consulting conducted a noise survey of emissions from the new AC equipment for Operational Stage 25 and assessed noise levels from the site during normal design load operation on Monday, 22/05/2024. The report confirmed that noise emissions from Operational Stage 2D are fully compliant with the applicable noise limits, with no further mitigation measures required. The short-term noise monitoring undertaken for Stage 2D and Stage 5 was completed within the required timeframe under this condition. On 14/05/2024, SINSW sent a clarification letter to the DPHI stating that Stage 6 and Stage 7 do not require short-term noise monitoring, as Stage 6 involves car park and bicycle parking works, while Stage 7 comprises external pavement, pedestrian refuges, kerb works, koala offset planting, and a waste enclosure. On 03/06/2024, the DPHI reviewed the matter and instructed the auditees to revise the Staging Report, updating Appendix 2 to indicate that operational noise monitoring is not required under Condition E11 for Stages 6 and 7. The Staging Report was updated to Revision 6 and includes an updated Appendix 2, noting that operational noise monitoring is not required under Condition E11 for Stages 6 and 7, as directed by the Planning Secretary's agreement letter dated 3 June 2024 under PA-80. The updated Staging Report was submitted to DPHI on 11/06/2024 and accepted on 14/06/2024.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Noise Management Plan				
E12	The development must be managed in accordance with the Noise Management Plan prepared under condition D40.	Operational Noise Management Plan (ONMP) Rev 1, 14/06/2023 by RCC Aconex correspondence RCC to Certifier submitting plan dated 14/9/2023 Email 8/03/2024 MBB- Council re: submission of ONMP to Council Complaints Register current to October 2024 Site inspection 09/12/2024	Operational Noise Management Plan (ONMP) Rev 1 dated 14/06/2023 was prepared by RCC and implemented on site. During the interview, school staff noted that no complaints related to noise had been received by the school.	Compliant
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 09/12/2024 Complaints Register current to October 2024	No obstruction observed during site inspection and no complaints made regarding this issue during audit period	Compliant
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	Kingscliff High School - School Transport Plan Rev 5 dated 7/05/2024 prepared by Stantec KHS School Travel Coordinator – Travel Mode Share Evaluation Survey Result for Term 3 2024 by Stantec KHS School Travel Coordinator – Travel Mode Share Evaluation Survey Result for Term 2 2024 by Stantec	Updating the plan is not yet required during the audit period.	Not Triggered
E15	The Complaints Handling Management Plan prepared under condition D25 must be implemented in perpetuity.	Complaints handling Management Plan for KHS 01/03/2023 SINSW	Complaints Handling process already in place during 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.	Interview with the auditees 9/12/2024 Letter 20/11/2024 SINSW-DPHI re: Request for approval for another timeframe in accordance with Condition E16 Post Approval Form submission 21/11/2024 of Request for approval for another timeframe in accordance with Condition E16 Letter 5/12/2024 DPHI-SINSW re: Approval for the request for time extension for the Green Star Certification (E16)	On 20/11/2024, SINSW requested a time extension from the Department regarding Green Star Certification. On 5/12/2024, the Department approved the request noting time extension request is for a twelve (12) month period following full operation of the school, that is, until August 2025.	Compliant
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.	Site inspection and interview with the auditees 9/12/2024 Complaints register current to October 2024	No complaints regarding outdoor lighting during this audit period	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection and interview with the auditees 9/12/2024 Site photos – Appendix D	The auditees noted that the newly completed landscape is still in the defect phase. During the site inspection, it was observed the completed landscape.	Compliant
Koala Offset Area Restriction				
E19	<p>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:</p> <ul style="list-style-type: none"> a) a Positive Covenant over the area described as Koala Offset Area in the approved Koala Offset Management Plan approved under condition D30. This area must be subject to an approved ecological restoration program and managed for conservation purposes in perpetuity. b) restriction as to user regarding the Koala Offset Area in the approved Koala Offset Management Plan pursuant to conditions of this consent. The following activities are not permitted within this area. <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 	<p>B&P Surveys - Registration of Positive Covenant PO#4004388033</p> <p>Plan Information Notice 23/09/24 issued by NSW Land Service Registry - Tweed Head DP1305999</p> <p>Email 3/05/2024 SINSW-B&P Tweed Head re: B&P Surveys - Registration of Positive Covenant PO#4004388033</p> <p>General assistant perform the mower (3) based on hour count.</p> <p>Chainsaw chain links PO for replacement of parts - PO17157 30/10/24</p>	<p>B&P Surveys, a registered Surveyor NSW Cadastral Surveyor QLD was engaged by SINSW to prepare the Positive Covenant.</p> <p>B&P Surveys confirmed the Registration of Positive & Restrictive Covenants within Kingscliff High School was registered on 23/09/2024.</p> <p>During the site inspection, the designated koala offset area was observed to be well maintained. The auditees noted that regular maintenance activities, such as grass cutting, are carried out.</p> <p>Observation: In relation to requirement vi. of this condition, “performance of any other acts which may have a detrimental impact on the values of the Koala Offset Area,” it was observed during the site audit inspection that no lock was found at the gate securing the Koala Offset Area to prevent unauthorised access and potential trampling of plants.</p> <p>Recommendation: Install and maintain a secure lock on the Koala Offset gate to ensure restricted access and enhance safety for children. This measure will prevent accidental entry and minimise potential risks.</p> <p>In response to Observation (IA6): Prior to finalising the report, the auditees provided evidence that the Fire Safety Certificate is prominently displayed within the building in a fixed frame. This observation is now considered closed by the auditor. Please refer to the site photos in Appendix E (No. 14).</p>	Compliant



APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



NSW Planning Ref: SSD-8744305-PA-97

Martyn Charlett
Schools Infrastructure NSW
Level 10, 259 George Street
Sydney New South Wales 2000

02/10/2024

Sent via the Major Projects Portal only

Subject: Upgrades to Kingscliff High School - Independent Auditor Endorsement

Dear Mr Charlett,

I refer to your request (SSD-8744305-PA-97) for the Planning Secretary's endorsement of suitably qualified persons to prepare the Independent Environmental Audit for Kingscliff High School (SSD-8744305) ('the Project').

I have reviewed the nominations and information you have provided and I am satisfied that the proposed experts are suitably qualified, experienced and independent.

Consequently, as nominee of the Planning Secretary and in accordance with Schedule 2, Part C, Condition C36 of SSD-8744305 and the *Independent Audit Post Approval Requirements* (2020), I endorse the following updated audit team for the Project:

- Ana Maria Munoz as Lead Auditor.
- Joyce Acierda as Lead Auditor.
- Steve Fermio as Alternate Auditor.

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of SSD-8744305 and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

Notwithstanding the endorsement of the above independent audit team for the Project, each respective project approval or consent requires a request for endorsement of the independent auditor or audit team be submitted 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.

Should you wish to discuss the matter further, please contact me on 02 6670 8652 or email at compliance@planning.nsw.gov.au.

Yours sincerely

Nick Ballard

Nick Ballard
Team Leader – Far North Region
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: [Joyce Acierda](#)
Sent: Monday, 4 November 2024 11:22 AM
To: compliance@planning.nsw.gov.au
Cc: [Laura Goodall](#); [Ana Maria Munoz Acosta](#)
Subject: Kingscliff High School (SSD - 8744305) IA6 Consultation

Hi Compliance Team,

I am one of the Department of Planning, Housing, and Infrastructure's (the Department) approved Independent Auditors for the Kingscliff High School Project (SSD - 8744305).

I am currently preparing to undertake the Project's sixth Independent Audit, which will be the first operational audit, as required under Schedule 2 Condition C37 of the consent and in line with the Department's 2020 Independent Audits Post Approval Requirements (IAPAR).

The Project Consent is available at the following link:

<https://www.planningportal.nsw.gov.au/major-projects/projects/upgrades-kingscliff-high-school>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/assess-and-regulate/about-compliance/inspections-and-enforcements/independent-audit-post-approval-requirements>

The on-site component of the audit is scheduled to occur on **9 December 2024**, with the final report to be submitted within two months thereafter. This audit is focused on post-approval requirements and compliance for the operations phase.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post-approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Please feel free to reach out should you have any questions. I look forward to your input to ensure the audit meets the Department's expectations and fully addresses any key concerns.

Warm regards,

Joyce Acierda
Analyst



E: jacierda@wolfpeak.com.au





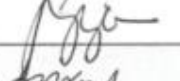




M: 0421 613 484

P: 1800 979 716

A: Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000

APPENDIX D – AUDIT ATTENDANCE REGISTER

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD



PROJECT (NAME AND APPROVAL NUMBER)		Kingscliff High School SSD 8744305 – IA6		
LOCATION:		33 Oxford St, Kingscliff NSW 2487		
DATE/TIME (Opening Meeting):		1:00 PM DECEMBER 9, 2024	DATE/TIME (Closing Meeting):	4:00 PM DECEMBER 9, 2024
Lead Auditor:		Joyce Acierda	Audit Scope:	SSD 8744305 & IAPAR 2020
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Laura Goodall	S. Project Manager	MBB		
Jack Miller	Project Manager	RCC		
JOYCE ACIERDA	WOLF PEAK / AUDITOR	WP		
Alyssa Mackay	Business Manager - KHS	Kingscliff HS		
H Simpson	IT Staff	Kingscliff HS		


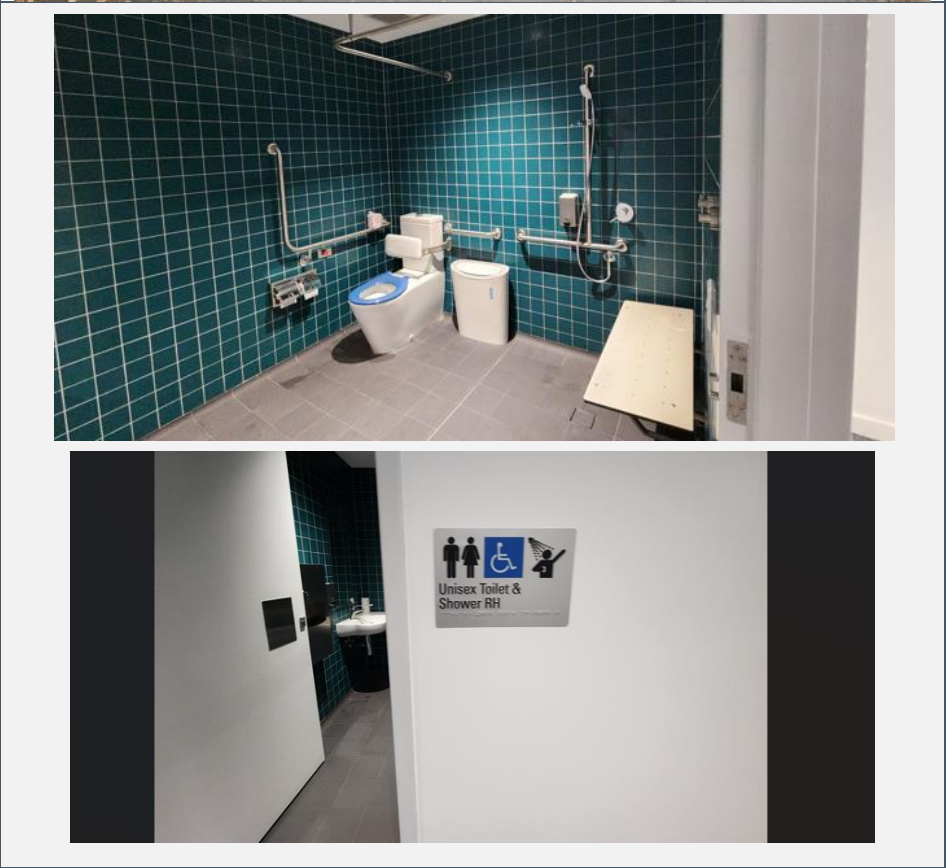


APPENDIX E - SITE INSPECTION PHOTOGRAPHS



No.	Comment	Photograph
1	Newly upgraded school entrance.	
2	Evacuation Diagram posted in the school premise.	
3	Newly completed building.	



No.	Comment	Photograph
4	Portions of the completed landscaping works.	 <p>The first photograph shows a curved brick wall with various green plants and a concrete path. The second photograph shows a large lawn area with a brick wall and a building in the background. The third photograph shows a bicycle parking area with several bicycles parked on a concrete surface.</p>
5	Bicycle parking spaces.	 <p>The photograph shows a concrete area with several bicycle parking racks. Some racks are empty, while others have bicycles parked in them. In the background, there is a building with a blue roof and some trees.</p>


No.	Comment	Photograph
6	Completed parking area including disabled parking	
7	End trip facilities for staff in place.	

No.	Comment	Photograph
8	<p>The new waste collection area as per approval from Mod-1.</p> <p>Waste collection area has been maintained with sign posted of waste type.</p>	

No.	Comment	Photograph
9	Handicapped access has been provided in compliance with the Education Facilities Standards and Guidelines (EFSG).	
10	Way finding signage identifying the location of staff parking in place.	

No.	Comment	Photograph
11	Bicycle way finding signage in place	
12	Pedestrian infrastructure upgrade undertaken by the contractor.	

No.	Comment	Photograph
13	<p>Fire and electrical documents displayed next to the fire panel.</p> <p>Observation: Fire Safety Certificates were issued for the project. However, during the site inspection conducted on 9/12/2024, it was noted that the Fire Safety Certificate was not prominently displayed in the building .</p>	
14	<p>In response to the observation, the auditees provided evidence that the Fire Safety Certificate is prominently displayed in a fixed frame.</p>	

No.	Comment	Photograph
15	<p>The auditees provided evidence that padlocks were installed at the gates of the Koala Offset area. This observation is now considered closed by the auditor. Refer to the site photos in Appendix E.</p>	



APPENDIX F – DECLARATION FORMS




Project Name:	Upgrades to Kingscliff High School
Consent Number:	SSD-8744305
Description of Project:	Upgrade of the Kingscliff High School including demolition works, additions and refurbishment of existing buildings, construction of new library, creative and performing arts building and landscaping.
Project Address:	33 Oxford Street, Kingscliff (Lot 57 DP803814 and Lot 3 DP 803772)
Proponent:	Department of Education
Title of Audit	Independent Audit No. 6
Date:	23 January 2025

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

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

Notes:

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

Name of Proposed Auditor:	Joyce Acierda
Signature:	
Qualification:	Bachelor of Science in Architecture – BSU, Philippines 1997 Master of Management - Trinity University of Asia, Philippines, April 2008 Master of Planning, Spec in Social Policy & Planning -, MU, Sydney 2022 Lead Auditor Training ISO 19011:2018 (No.C350126)
Company:	WolfPeak Group Pty Ltd