

# INDEPENDENT AUDIT REPORT



**KINGSCLIFF PUBLIC SCHOOL UPGRADE – SSD  
8378620**

**SEPTEMBER 2022**

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## EXECUTIVE SUMMARY

The NSW Department of Education – Schools Infrastructure NSW (SINSW) is responsible for delivering the Kingscliff Public School Redevelopment Project (the Project). The Project involves redevelopment of the school including demolition of buildings and structures, construction of three new buildings and associated works including tree removal, landscaping and infrastructure improvements. Consent for the Project, State Significant Development (SSD) 8378620, was granted on 15 February 2022, subject to a number of Conditions of Consent (conditions).

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).

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

The objective of this Independent Audit is to satisfy SSD 8378620 Schedule 2, condition C37, which states:

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

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

This Audit Report presents the findings from the first Independent Audit for construction, covering the period from the granting of consent (15 February 2022) to 21 July 2022 (the 'audit period').

Commencement of works was delayed until 13 June due to the impacts of two major flood events in the Northern Rivers in early 2022. While the floods did not directly affect the school site, they did affect availability of contractors and materials.

Works were paused following the uncovering of suspected artefacts within the footprint of new Building 3 on 16 June during excavation works. The Aboriginal Cultural Heritage Unexpected Finds protocol was implemented. Heritage NSW and the Department of Planning and Environment were notified of the findings of the investigations and approval to resume work was provided by DPE on 21 July.

Work to date includes the following:

- Installing additional temporary construction fencing and hoardings around the work site;
- Removing trees and vegetation within the new works zone;
- Demolishing existing buildings within the new works zone; and
- Excavating and installing foundations for the two new homebase buildings

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

In summary:

- Two non-compliances were identified against the conditions, both of which had been closed out at the time of finalising this report.
- One observation. This relates to:
  - Evidence of consultation with Council during preparation of the Construction Soil and Water Management Plan: and
- Seventy eight (78) conditions were assessed as compliant
- One hundred and nine (110) conditions were assessed as not triggered

Detailed findings are presented in Section 3.

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

## 1. INTRODUCTION

### 1.1 Project overview

The Project involves redevelopment of the school including demolition of buildings and structures, construction of three new buildings and associated works including tree removal, landscaping and infrastructure improvements. Consent for the Project, State Significant Development (SSD) 8378620, was granted on 15 February 2022, subject to a number of Conditions of Consent (CoC).

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

The project involves:

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

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

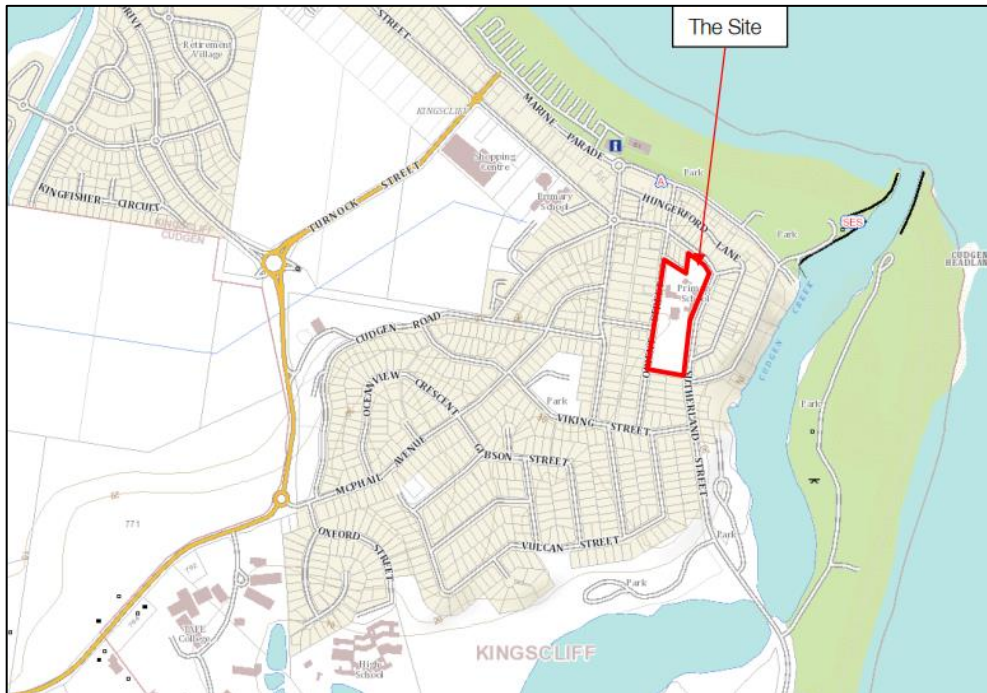


Figure 1: The Project site (Source: Kingscliff Public School Environmental Impact Statement for State Significant Development (SSD-8378620), SJB Planning, dated May 2021)



Figure 2: Aerial view of the site (Source: Kingscliff Public School Environmental Impact Statement for State Significant Development (SSD-8378620), SJB Planning, dated May 2021)





### 1.3 The audit objectives

The objective of this Independent Audit is to satisfy SSD 8378620 condition C37, which states:

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

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

### 1.4 Audit scope

The scope of this Independent Audit comprises:

- an assessment of compliance with;
  - all conditions of consent applicable to the phase of the development that is being audited,
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
  - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of;
  - actual impacts compared to predicted impacts documented in the environmental impact assessment,
  - the physical extent of the development in comparison with the approved boundary,
  - incidents, non-compliances and complaints that occurred or were made during the audit period,
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
  - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level review of the project's environmental management systems;

- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

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

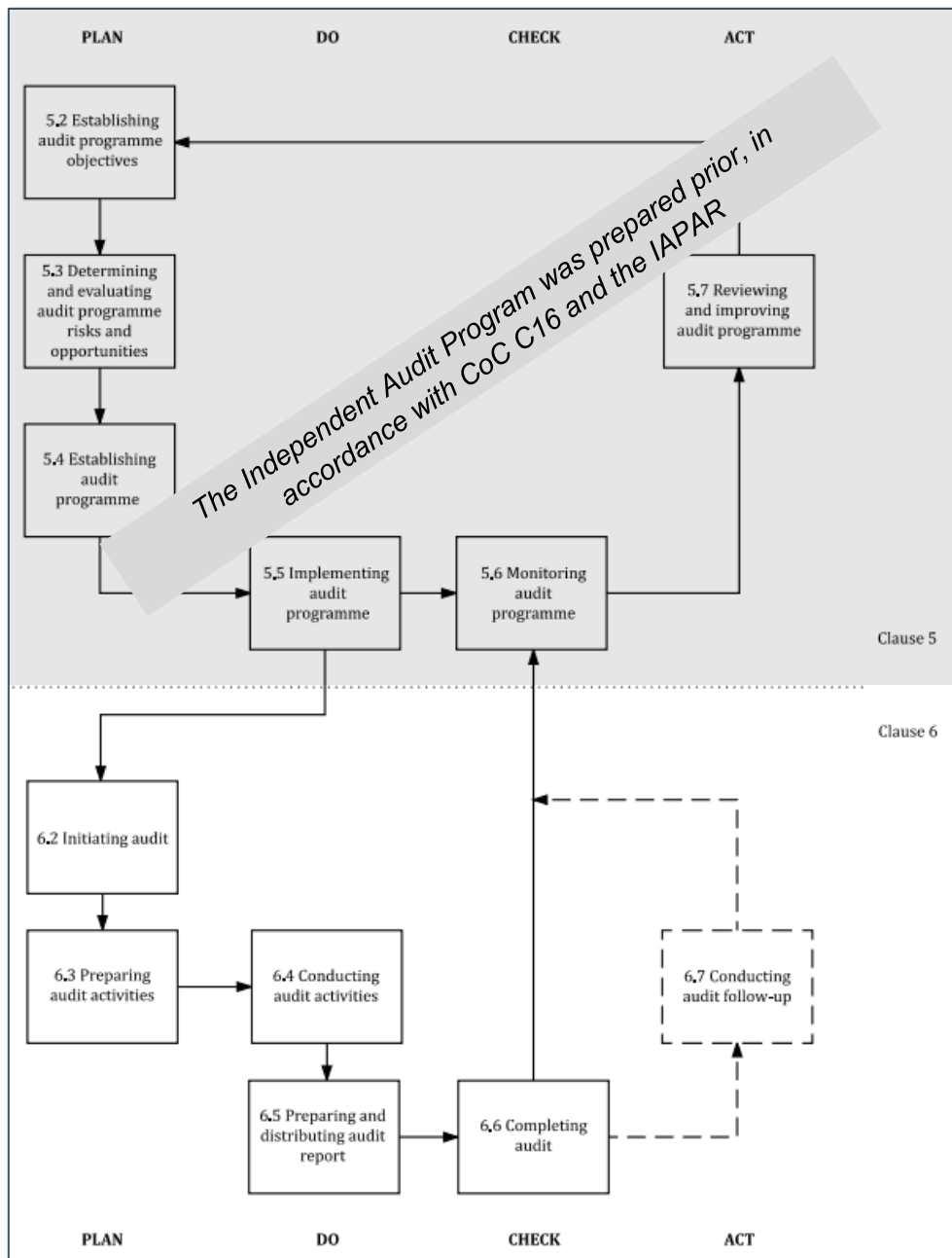


Figure 4: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

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

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

On 1 June 2022, following a request from WolfPeak on 27 May 2022, the Department advised that the following should be included in the audit:

- A review of the erosion and sediment controls at the site given the amount of rainfall in recent months;
- A review of the construction hours and traffic management at the site, to ensure all construction activity is consistent with approval; and
- A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.

The consultation records are presented in Appendix E.

### 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 Independent Audit.

The primary documents reviewed prior to and after the site visit were:

- *Kingscliff Public School Environmental Impact Statement for State Significant Development (SSD-8378620)*, SJB Planning, dated May 2021 (the EIS);
- *Response to Submissions (RtS) – Kingscliff Public School Redevelopment – SSD-8378620*, SJB Planning, 8 September 2021 (the RtS);
- *Development Consent SSD-8378620, Kingscliff Public School Redevelopment*, 15 February 2022;
- *Construction Environmental Management Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, Rev 2, 24 May 2022;
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Waste Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;

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

### 2.2.3 Site personnel involvement

The on-site audit activities took place on Thursday, 21 July 2022. The following personnel took part in the on-site component of the audit:

- Peter Hatton, WolfPeak – Lead Auditor;
- Jason Cooke, RCC – Senior Project Manager;
- Laura Goodall, MBB Group - Project Manager,
- Tony Steele, RCC – Site Manager;
- Brad Perske, RCC – Site Foreman; and
- Brad Bale, RCC – HSE Advisor.

### 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting session, held on-site on 21 July 2022, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting session, held on-site on 21 July 2022, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, timing for finalisation of the audit report and any post-audit actions were confirmed.

### 2.2.5 Interviews

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

### 2.2.6 Site inspection

The audit site inspection took place on Thursday, 21 July 2022 and included an inspection of the site and work activities taking place on the day. Photos are presented in Appendix F.

### 2.2.7 Document review

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

### 2.2.8 Generating audit findings

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

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

### 2.2.9 Compliance evaluation

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

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

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

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

In relation to the implementation of mitigation measures in the CEMP and sub plans (Appendix B), we have used the terminology ‘conforming’ or ‘non-conforming’ to indicate whether there is evidence to demonstrate that a measure has been implemented (or not), and ‘not-triggered’ where the measure is not yet required to be implemented.

### 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate;

- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

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

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

### 2.2.11 Completing the audit

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



### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions of SSD 8378620 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- *Construction Environmental Management Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, Rev 2, 24 May 2022;
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Waste Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Soil and Water Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Biodiversity Management Sub-Plan – Kingscliff Public School Redevelopment*, Kleinfelder, Rev 3.0, 3 March 2022;
- *Aboriginal Heritage Management Plan – Kingscliff Public School Redevelopment*, Indigecco EMM, v7 Final 4 May 2022; and
- *Hazardous Materials Management Plan and Asbestos Removal Control Plan– Kingscliff Public School Redevelopment*, DEMEX, Rev1.0, March 2022.

The evidence sighted against each requirement is detailed within Appendices A and B.

#### 3.2 Non-compliance, Observations and Actions

This section, including Table 2, presents the findings of non-compliance and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendices A and B. One hundred and ninety (190) conditions were assessed.

In summary:

- Two non-compliances were identified against the conditions.
- One observation. This relates to:
  - Evidence of consultation with Council during preparation of the Construction Soil and Water Management Plan: and
- Seventy eight (78) conditions were assessed as compliant
- One hundred and nine (110) conditions were assessed as not triggered

Detailed findings are presented in Section 3.

Table 2: Audit findings and actions

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
<b>Findings from the first Independent Audit</b>						
<b>SSD 8378620 Conditions of Approval</b>						
8378620_IA1_01	A8	Observation	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>i. the outcome of that consultation, matters resolved and unresolved; and</li> <li>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul> <p><b>Observation: DPE letter of 14/06/22 requested SINSW to append evidence of consultation with Tweed Shire Council during preparation of the Construction Soil and Water Management Plan when that document is next updated</b></p>	<p>In accordance with DPE request, append evidence of consultation with Tweed Shire Council in the next update of the Construction Soil and Water Management Plan</p> <p>Contractor advises that this will be undertaken during the next plan review</p>	SINSW Prior to next plan review / submission.	OPEN
8378620_IA1_02	A23	Non-compliance	<p><b>Requirement</b></p> <p><i>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:</i></p> <p><i>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <ul style="list-style-type: none"> <li><i>(i) the documents referred to in condition A2 of this consent;</i></li> <li><i>(ii) all current statutory approvals for the development;</i></li> <li><i>(iii) all approved strategies, plans and programs required under the conditions of this consent;</i></li> <li><i>(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;</i></li> <li><i>(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;</i></li> <li><i>(vi) a summary of the current stage and progress of the development;</i></li> <li><i>(vii) contact details to enquire about the development or to make a complaint;</i></li> <li><i>(viii) a Complaints Register update July 2022, updated monthly;</i></li> <li><i>(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;</i></li> <li><i>(x) any other matter required by the Planning Secretary; and</i></li> </ul> <p><i>(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.</i></p> <p><b>Non-compliance: Development Consent for SSD-8378620 dated 15/2/2022 was not included in the documents available on the project website at the time of the audit site inspection</b></p>	Subsequent to the audit site inspection, a link to the development consent was included on the project website	SINSW	CLOSED

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
8378620_IA1_03	B38	Non-compliance	<p><b>Requirement</b></p> <p><i>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:</i></p> <p>(a) <i>The site investigations must be undertaken, and the subsequent report(s) must be prepared, in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997 and Council's Pre-Demolition Testing Guideline; and</i></p> <p>(b) <i>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</i></p> <p><b>Non-compliance: At the time of the audit site inspection, there was no evidence available that the investigation was undertaken 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</b></p>	Subsequent to the audit site inspection the pre demolition testing report was updated to indicate that the report was reviewed and approved by a consultant certified under the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme	SINSW	CLOSED

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

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

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

A review was conducted of the:

- *Construction Environmental Management Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, Rev 2, 24 May 2022;
- *Construction Traffic and Pedestrian Management Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Waste Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Construction Soil and Water Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, May 2022;
- *Biodiversity Management Sub-Plan – Kingscliff Public School Redevelopment*, Kleinfelder, Rev 3.0, 3 March 2022; and
- *Aboriginal Heritage Management Plan – Kingscliff Public School Redevelopment*, Indigeco EMM, v7 Final 4 May 2022 – *Unexpected Finds Protocol*.

Details of the assessment are presented in Appendix B. The assessment concluded that the audited measures were either conforming or not triggered during the audit period. There were no identified non-conformances. Accordingly, it could be concluded that plans are adequate for the works being undertaken.

### 3.4 Summary of notices from agencies

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

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

#### 3.5.1 Departmental Requirements

The Department advised that the following matters should be included in the audit scope:


- A review of the erosion and sediment controls at the site given the amount of rainfall in recent months;


- A review of the construction hours and traffic management at the site, to ensure all construction activity is consistent with approval; and
- A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.

The findings relating to these matters are summarised below in Table 3.

Table 3: Audit findings of DPE matters

DPE Requirements	Audit Findings	Further Action
<p>Review of erosion and sediment controls at the site</p>	<p>The site inspection on July 21 showed that the erosion and sediment controls on site are of a high standard</p> 	<p>No further action required beyond ongoing routine inspection and maintenance activities</p>

DPE Requirements	Audit Findings	Further Action
	 <p data-bbox="370 837 997 1003">The erosion and sediment controls include sediment fences, coir logs, well maintained grass cover and vegetated covering of stockpile. As at the inspection date there had been no sediment run-off from the construction site</p>	

DPE Requirements	Audit Findings	Further Action
<p>A review of the construction hours and traffic management at the site, to ensure all construction activity is consistent with approval</p>	<p>Approved construction hours are between</p> <ul style="list-style-type: none"> <li>8.00am and 6.00pm Mondays to Friday</li> <li>8.00am and 1.00pm Saturdays</li> <li>No work Sunday or public holidays</li> </ul> <p>These requirements are addressed in:</p> <ul style="list-style-type: none"> <li>Construction Noise and Vibration Management Plan</li> <li>Site induction (Slide 15) and Drivers Code of Conduct (Slide 16)</li> <li>Information is displayed on notice at site entrance (see below)</li> </ul>  <p><i>Site notice including information re permitted hours of work</i></p> <p>It should be noted that the project maintains a Complaints Register, the most recent being July 2022. No complaints relating to noise were registered during the audit period.</p> <p>The Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) includes requirements from te consent. The requiements have been communicated to drivers and the site looks generally consistent with the CTPMSP. No complaints regarding truck movements are recorded on the complaints register.</p>	<p>No additional actions are required</p>
<p>A review of the project administrative housekeeping to determine</p>	<p>The implementation of the following post approval documents was reviewed:</p> <ul style="list-style-type: none"> <li>Construction Environmental Management Plan – Kingscliff Public School</li> </ul>	<p>Maintain on-going review in accordance with Section 1.15 of the CEMP and update the Construction Soil and Water Management Plan in as</p>

DPE Requirements	Audit Findings	Further Action
that all plans, programs and strategies required by the consent have been provided or are being addressed.	<p>Redevelopment, Richard Crookes Constructions, Rev 2, May 2022</p> <ul style="list-style-type: none"> <li>Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School Redevelopment, Richard Crookes Constructions, May 2022</li> <li>Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Redevelopment, Richard Crookes Constructions, May 2022</li> <li>Construction Waste Management Sub-Plan – Kingscliff Public School Redevelopment, Richard Crookes Constructions, May 2022</li> </ul> <p>The review concluded that the plans required by the Consent were provided and being implemented to the extent required by work in progress during the audit period.</p>	noted in Observation 8378620_IA1_02 (Table 2)

### 3.5.2 Implementation of Unexpected Finds Protocol

Construction works commenced on 13 June 2022. On 16 June an unexpected heritage find was identified within the work zone for new building 3. The area was immediately cordoned off and all works stopped within the location and relevant stakeholders were notified in accordance with the Unexpected Finds Protocol. On 21 July DPE advised that the current exclusion area around the unexpected find could be removed and all relevant restrictions could be removed.

The implementation of the protocol was assessed during the audit to determine if it conformed with protocols as outlined in Table 4.2 of the Aboriginal Cultural Heritage Management Plan for Kingscliff Public School, May 2022. The assessment concluded that the protocol was implemented with further details provided in Appendix B.

## 3.6 Complaints

A Complaints Register (last revision dated July 2022) is being maintained for the entire KPS development. A review of the register indicated that no complaints were recorded during the audit period. The Complaints Register (July 2022) is published on the Project website found at:

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-public-school/2022/jul/220801\\_Kingscliff\\_PS\\_Complaints\\_Register.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-public-school/2022/jul/220801_Kingscliff_PS_Complaints_Register.pdf)

## 3.7 Incidents

The Project has not identified any reportable incidents during the audit period.



### 3.8 Actual versus predicted impacts

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

The EIS and *RtS* included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and mitigation measures, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Construction commenced on 13 June 2022. Works completed during the current audit period (i.e.: from the granting of approval on 15 February 2022 to 21 July 2022), were largely limited to early works and site establishment activities, including compound establishment, some tree removal, utility works and ground investigation works due to delays associated with severe flooding in the district.

Works that have not yet commenced are likely to be associated with greater environmental impacts.

Given the relatively limited nature of the works undertaken during the audit period, the environmental impacts are minor or negligible and qualitatively well within those predicted by the EIS and *RtS*.

## 4. CONCLUSIONS

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel from MBB Group and RCC.

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

In summary:

- Two non-compliances were identified against the conditions, both of which had been closed out at the time of finalising this report.
- One observation. This relates to:
  - Evidence of consultation with Council during preparation of the Construction Soil and Water Management Plan: and
- Seventy eight (80) conditions were assessed as compliant
- One hundred and nine (110) conditions were assessed as not triggered.

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

## 5. LIMITATIONS

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

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

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

## APPENDIX A – SSD-8378620 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																												
<i>Part A Administrative conditions</i>																																																																																																																
<b>Obligation to Minimise Harm to the Environment</b>																																																																																																																
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances and observations referred to in this audit table.	Compliant																																																																																																												
<b>Terms of Consent</b>																																																																																																																
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) generally in accordance with the EIS and Response to Submissions;</li> <li>d) in accordance with the approved plans in the table below:</li> </ul> <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by <i>Bickerton Masters or SJB Architects</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A-X-0003</td><td>E</td><td>General Legends</td><td>23.04.2021</td></tr> <tr><td>A-X-0101</td><td>2</td><td>Proposed Location Plan</td><td>16.07.2021</td></tr> <tr><td>A-X-0111</td><td>2</td><td>Site Plan – Existing and Demolition</td><td>16.07.2021</td></tr> <tr><td>A-X-0112</td><td>2</td><td>Site Plan – Proposed – Ground</td><td>16.07.2021</td></tr> <tr><td>A-X-0113</td><td>2</td><td>Site Plan – Proposed – Level 1</td><td>16.07.2021</td></tr> <tr><td>A-X-0114</td><td>2</td><td>Site Plan – Proposed – Roof</td><td>16.07.2021</td></tr> <tr><td>SSDA-1-1-0201</td><td>4</td><td>Building 1 – Library &amp; 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Other than this, compliance is being achieved in the majority of respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.</p> <p>There has been one written request from the Planning Secretary as discussed under A3.</p> <p>Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</p> <p>The Certifier has verified that the works to date are consistent with the approved design.</p>	Compliant
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> <li>the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</li> <li>any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ol>	<p>Interview with Auditees 21/07/22</p> <p>Websites  <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a></p> <p>Letter from DPE dated 14/06/22 re Kingscliff Public School Redevelopment (SSD-8378620) Construction Environmental Management &amp; Sub-plans, Conditions B15-B20 &amp; B23 requested SINSW to:</p> <ul style="list-style-type: none"> <li>Append to the CSWP evidence demonstrating that Tweed Shire Council was consulted during the preparation of the plan when the document is next updated, and to submit the revised CSWMP and sub-plans to the Secretary for information.</li> <li>Resubmit the B13 demolition plan as a separate submission</li> </ul>	<p>Demolition Plan was resubmitted on 25/05/22</p> <p>Evidence indicates compliant with CoC</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 21/07/22	Noted. This audit assesses compliance with the current conditions. No conflicts identified.	Not triggered												
<b>Limit of Consent</b>																
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Interview with Auditees and site inspection\ 21/07/22</p> <p>Website  <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a></p> <p>Letter to DPE dated 10/06/22 advising commencement of physical works scheduled for commencement on 13/06/22</p> <p>Development Consent for SSD 8378620 dated 15/02/2022</p>	Physical works commenced within 5 years of consent date	Compliant												
<b>Prescribed Conditions</b>																
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA Site inspection and interview with auditees, 21/07/2022	Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> <li>Compliance with the BCA</li> </ul>	Compliant												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		BCA Crown Certificate from Blakett, Maguire and Goldsmith dated 15/02/22	<ul style="list-style-type: none"> <li>Erection of signs (construction signage sighted – refer to C1)</li> <li>Residential building work (not relevant)</li> <li>Entertainment venues (not relevant)</li> <li>Signage for max number of persons in venues (not relevant for construction)</li> <li>Shoring and adjoining properties (no properties are adjoining to the Project).</li> </ul>	
<b>Planning Secretary as Moderator</b>				
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 21/07/22	No disputes requiring Planning Secretary resolution occurred during the audit period	Not triggered
<b>Evidence of Consultation</b>				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>c) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>d) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>iii. the outcome of that consultation, matters resolved and unresolved; and</li> <li>iv. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<p>Website  <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a></p> <p>Interview with Auditees 21/07/21</p> <p>Letter from DPE dated 14/06/22 re Kingscliff Public School Redevelopment (SSD-8378620) Construction Environmental Management &amp; Sub-plans, Conditions B15-B20 &amp; B23.</p> <p>Minutes of meetings and presentation with Project Reference Group 12/09/21</p>	<p>DPE Letter acknowledges that TfNSW and Tweed Shire Council were consulted in preparation of the Construction Traffic and Pedestrian Management Sub-plan</p> <p><b>Observation:</b>  DPE letter of 14/06/22 requested SINSW to append evidence of consultation with TSC during preparation of the Construction Soil and Water Management Plan when the document is next updated</p> <p><b>Recommended action:</b>  In accordance with DPE request, append evidence of consultation with DPE to next update of the CSWMP</p>	Compliant
<b>Staging</b>				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Interview with Auditees 21/07/21</p> <p>Crown Certificate CRO-22026</p>	One Crown Certificate is issued for all components of the project Requirement for Staging Report not triggered	Not triggered
A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> <li>a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</li> <li>b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</li> <li>c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	Refer to A9.	Refer to A9.	Not triggered
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Refer to A9.	Refer to A9.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Refer to A9.	Refer to A9.	Not triggered
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	<p>The Applicant may:</p> <p>a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>	<p>Interview with auditees, 21/07/2022</p> <p>Preliminary Construction Management Plan</p>	<p>Project is in the first phase which comprises:</p> <ul style="list-style-type: none"> <li>Demolish building E (maintenance store)</li> <li>Construct new building 3 (homebases) (+8 new TS + 2 special programs)</li> <li>Construct new building 4 (homebases) (+ 12 new TS)</li> <li>Construct new electrical substation kiosk</li> <li>Construct new MSB</li> <li>Associated landscaping around new building</li> </ul> <p>To date, the Project has not proposed the staged preparation and submission of a strategy, plan, or program required by this consent. Similarly, the Project has not proposed to combine any strategy, plan, or program required by this consent.</p>	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.	<p>Interview with Auditees 21/07/22</p> <p>Preliminary Construction Management Plan</p>	CoC not triggered during the audit period	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.	<p>Interview with Auditees 21/07/22</p> <p>Preliminary Construction Management Plan</p>	CoC not triggered during the audit period	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	Interview with Auditees 21/07/22	<p>Noted</p> <p>No strategies, plans or programs suspended or updated during the audit period</p>	Not triggered
<b>Structural Adequacy</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	Interview with Auditees 21/07/22 Crown Certificate (CRO-22026) issued on 15/02/2022 Project Advice Notice (PAN) from ACOR Consultants to RCC dated 10/03/22	Crown Certificate (CRO-22026) issued on 15/02/2022 for following scope: Crown Certificate 1 – Demolition works and construction of new Library, Homes Bases, Special Programs, Shared Practical Activities (Building 1; 2 Storeys); COLA, Home Bases, Comms, Stores, Special Programs (Building 3; 2 Storeys); Homes Bases, Stores (Building 4; 2 Storeys); Bike Stores; Covered Links; COLA; Open Play Spaces; Playing Court; Waste Collection Point; Landscaping. The PAN certifies that the project complies with the following Australian Standards: <ul style="list-style-type: none"> <li>AS/NZS 1170.0:2002 – Structural Design Actions – General Principles</li> <li>AS/NZS 1170.1:2002 – S Part1 – Permanent Structural Design Actions, Part 1 – Permanent, Imposed and Other Actions</li> <li>AS/NZS 1170.2:2011 – Structural Design Actions, Part 2 – Wind Actions</li> <li>AS 1170.4:2007 – Structural Design Actions, Part 4 – Earthquake Actions in Australia</li> <li>AS 3600:2018 – Concrete Structures</li> <li>AS 4100:2020 – Steel Structures</li> <li>AS 2159:2009 – Piling Design and Installation</li> </ul>	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Crown Certificate (CRO-22026) issued on 15/02/2022 Aconex transmission from BMG to RCC re KPS B4 External Walls and Finishes	Advice confirms that materials comply with BCA requirements	Compliant
<b>External Materials</b>				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ul style="list-style-type: none"> <li>a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ul>	Interview with Auditees 21/07/22 Letter to BMG from RCC dated 18/03/21 Crown Certificate (CRO-22026) issued on 15/02/2022 Aconex transmission from BMG re external walls and finishes Wall System Disclosure Certificate dated 19/05/22: <ul style="list-style-type: none"> <li>External Wall System Disclosure Statement (Design)</li> <li>External Wall Components (Type A and B Construction)</li> </ul>	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. Documentation demonstrates compliance with the CoC	Compliant
<b>Applicability of Guidelines</b>				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	CEMP and sub-plans (B15, B16, B17, B18, B19, B20, B21) Interview with auditees, 21/07/2022	Noted. The project plans appear to reference the current versions of guidelines, protocols, Standards or policies.	Compliant
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of		One written direction has been issued by the Planning Secretary (refer to A3). It did not require compliance with an updated or	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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		revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	
<b>Monitoring and Environmental Audits</b>				
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or environmental management or impact of the development</i></p>	Interview with auditees, 21/072022	<p>The relevant section of the EP&amp; A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>No incidents or non-compliances were identified and reported during the audit period.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements</p>	Compliant
<b>Access to Information</b>				
A23	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a Complaints Register updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to any recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <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>Interview with Auditees 21/07/22</p> <p>Website:  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab</a></p> <p>Kingscliff Public School EIS for SSD 8378620)</p> <p>Documents available on the website:</p> <ul style="list-style-type: none"> <li>• State Significant Development (SSD) application</li> <li>• Project updates for 12/19, 02/20, 04/20, 07/20, 09/20, 03/21, 06/21, 11/21, 01/22, 02/22, 03/22, 05/22 and 07/22</li> <li>• Works notifications for 07/20, 10/20, 12/20, 02/21, 06/21, 08/21, 06/22 and 07/22.</li> <li>• Complaints Register update July 2022 06/22,</li> <li>• BCA Crown Certificate 06/22,</li> <li>• Heritage photographic archive,</li> <li>• KPS External Walls and Cladding,</li> <li>• KPS Demolition,</li> <li>• KPS CEMP, KPS CTPMP, KPS CNVMP, KPS CWMP, KPS CSWMP, KPS BMP, KPS CWTS, KPS AHMP, KPS HMMP,</li> <li>• Community Communications Strategy</li> </ul> <p>Documents available on the website generally comply with the requirements of the CoC.</p>	<p><b>Non-compliance: Development Consent for SSD-8378620 dated 15/2/2022 was not included in the documents available on the project website at the time of the audit site inspection</b></p> <p>Subsequent to the audit site inspection, a link to the development consent was included on the project's website.</p>	Non-compliant
<b>Compliance</b>				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Interview with Auditees 21/07/22</p> <p>Project Site Induction</p>	<p>Project induction agenda includes all relevant requirements</p> <p>Compliant with CoC</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Incident Notification, Reporting and Response</b>				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Interview with Auditees 21/07/22	No reportable incidents occurred during the audit period	Not triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	Interview with Auditees 21/07/22	No reportable incidents occurred during the audit period	Not triggered
<b>Non-compliance Notification</b>				
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Interview with Auditees 21/07/22	No non-compliances occurred during the audit period	Not triggered
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with Auditees 21/07/22	Noted No non-compliances occurred during the audit period	Not triggered
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with Auditees 21/07/22	Noted No non-compliances occurred during the audit period	Not triggered
<b>Review of Strategies, Plans and Programs</b>				
A30	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition A34;</p> <p>(b) the submission of an incident report under condition A26;</p> <p>(c) the submission of an Independent Audit under condition C37 or C38;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Interview with Auditees 21/07/22</p> <p>Review of relevant CoCs</p>	<p>Noted</p> <p>During the audit period there were no:</p> <ul style="list-style-type: none"> <li>• Submissions of compliance reports</li> <li>• Submissions of incident or audit reports</li> <li>• Approvals of any modifications of consent conditions</li> <li>• Directions from the Planning Secretary under CoC A2 requiring a review</li> </ul> <p>Compliant with CoC</p>	Compliant
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Interview with Auditees 21/07/22</p> <p>Website: <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a></p> <p>Website: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab</a></p>	No requirement to cater for modifications, or directions for revision of strategies, plans, programs or drawings occurred during the audit period.	Not triggered
<b>Compliance Reporting</b>				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<p>Interview with Auditees 21/07/22</p> <p>Website: <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a></p>	As per subject DPE guidelines there is no requirement for a Compliance Report to be submitted until the commencement of operations	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Website: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab</a>		
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Interview with Auditees 21/07/22  Website: <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a>  Website: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab</a>	No requirement for Compliance Reports during the audit period	Not triggered
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Interview with Auditees 21/07/22  Website: <a href="https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment">https://www.planningportal.nsw.gov.au/major-projects/projects/kingscliff-public-school-redevelopment</a>  Website: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/k/kingscliff-public-school-upgrade.html#library-tab</a>	No requirement for Compliance Reports during the audit period	Not triggered
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Interview with Auditees 21/07/22  Preliminary Construction Management Plan	Project is in construction Stage 1  Requirement for annual operational compliance reporting not triggered during the audit period	Not triggered
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Interview with Auditees 21/07/22  Letter to DPE dated 10/06/22 advising construction commencement date of 13/06/22	Documentation indicates compliance with the CoC	Compliant
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees, 21/07/2022	Staging of construction is not proposed	Not triggered
<b>Certified Drawings</b>				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Interview with Auditees 21/07/22  Aconex transmission from RCC to BMG dated 16 May 2022  Structural Design Certificate SSDA_03_220310 dated 10/03/22  KPS – Construction Register dated 15/07/22	Documentation demonstrates compliance with CoC	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>Interview with Auditees 21/07/22</p> <p>Letter from SINSW to DPE dated 19/05/22 "Kingscliff Public School (SSD 83786290): Submission Certifier Acceptance in accordance with Condition B4"</p> <p>Certification dated 19/05/22 for External Wall System Disclosure Statement (Design) and External Wall Components (Type A and B Construction)</p> <p>Email from DPE to SINSW dated 23/05/22 acknowledging receipt of Kingscliff PS 8378620 – ReSubmit B4</p>	Documentation demonstrates compliance with CoC	Compliant
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</li> <li>submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</li> </ol>	<p>Interview with Auditees 21/07/22</p> <p>Public Infrastructure Condition / Dilapidation Report 25/02/22</p> <p>SINSW Post Approval Consultation Record with Council for public infrastructure along Orient and Sutherland Street</p> <p>Dilapidation video</p> <p>Aconex transmission from RCC to BMG</p>	<p>Noted no request from DPE for a copy of the Pre-construction Dilapidation Report during the audit period</p> <p>Documentation demonstrates compliance with CoC</p>	Compliant
<b>Pre-construction Survey – Adjoining Properties</b>				
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential or commercial buildings that are likely to be impacted by the development.	<p>Interview with Auditees 21/07/22</p> <p>Offers of Pre-construction Inspection dated 25/2/22</p>	Evidence demonstrates compliance with CoC	Compliant
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<p>Interview with Auditees dated 21/07/22</p> <p>Letter of offer to residents from Childs Property Inspections dated 25/02/22 d</p> <p>Website <a href="http://www.childspropertyinspections.com.au">www.childspropertyinspections.com.au</a></p>	<p>Website indicates more than 24 years in undertaking dilapidation surveys and reports</p> <p>Evidence demonstrates compliance with CoC</p>	Compliant
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ol style="list-style-type: none"> <li>provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</li> <li>submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</li> </ol>	<p>Interview with Auditees 21/07/22</p> <p>Letters of offer to surrounding residents (01/02/2022) for pre-construction inspections</p> <p>Aconex transmission from RCC to BMG including property dilapidation reports</p> <p>Dilapidation Reports for relevant properties</p>	<p>Letters of offers of pre-construction surveys were sent to:</p> <ul style="list-style-type: none"> <li>5 Sutherland Street</li> <li>7 Sutherland Street</li> <li>9 Sutherland Street</li> <li>11 Sutherland Street</li> <li>1/30 Orient Street</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		SINSW Post Approval Consultation Record  Internal RCC emails dated 07/03/22 and 08/03/22	<ul style="list-style-type: none"> <li>2/30 Orient Street</li> </ul> No record of request from DPE to provide a copy of Pre-Construction Survey Report  Evidence demonstrates compliance with CoC	
<b>Community Communication Strategy</b>				
B9	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> <li>identify people to be consulted during the design and construction phases;</li> <li>set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>set out procedures and mechanisms:               <ol style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ol> </li> <li>include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage</li> </ol>	Interview with Auditees 21/07/22  KPS Community Communication Strategy (CCS)  SINSW email confirming submission of CCS to DPE on 12/05/22  DPE Approval of CCS 01/06/22	DPE approval of 01/06/22 notes that the CCS was: <ul style="list-style-type: none"> <li>prepared in consultation with Tweed Shire Council and the local community;</li> <li>reviewed by School Infrastructure NSW and no issues have been raised with the Department; and</li> <li>prepared to contain the information required by the corresponding condition of consent.</li> </ul> Construction commenced 13/06/22.  Accordingly, submission of the CCS to DPE on 12/5/22 satisfies CoC requirement	Compliant
<b>Ecological Sustainable Development</b>				
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ol style="list-style-type: none"> <li>registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>seeking approval from the Planning Secretary for an alternative certification process</li> </ol>	Interview with Auditees 21/07/22  Green Star advice that KPS is registered for Green Star – Design & As Built v1.3 on 22/12/21  Aconex transmission from MBB to BMG and RCC dated 04/05/22 confirming Green Star registration	Documentation demonstrates compliance with CoC B10 (a)	Compliant
<b>Heritage Photographic Archival Recording</b>				
B11	<p>Prior to the commencement of demolition of the Kingscliff Public School Building, a photographic archival record of the external and internal areas of the building and all other elements of significance on the site identified in the Historical Heritage Assessment prepared by Indigeco must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the commencement of demolition of the Kingscliff Public School Building</p>	Interview with Auditees 21/07/22  Indigeco KPS Photographic Archival Report May 22  CR3_RAW images May 2022  Letter to DPE dated 24/05/22 advising submission of Heritage Photographic Archival Recording in accordance with CoC B11	Documents demonstrate compliance with CoC	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email from MBB to Council dated 24/05/22 with link to relevant documents for the archival recording</p> <p>Advice from DPE dated 25/05/22 confirming receipt of documents pertaining to CoC B11</p>		
<b>Outdoor Lighting</b>				
B12	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction schedule</p>	<p>Outdoor lighting installation for Building 3 scheduled for Building 3 on 27/02/23</p> <p>Not triggered during the audit period</p>	Not triggered
<b>Demolition</b>				
B13	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Interview with Auditee 21/07/22</p> <p>Aconex transmission from RCC to BMG dated 04/05/22 attaching evidence of compliance for CoC B13 and CoC B36</p> <p>DEMEX Demolition Management Plan for KPS dated 21/09/21</p> <p>Letter to DPE dated 25/05/22 from SINSW</p> <p>Notification from DPE to SINSW confirming receipt of Demolition Plan</p> <p>Letter from DEMEX to BMG dated 09/03/22 confirming that Garren Holdsworth is a suitable to manage demolition works at KPS and works will comply with AS2601-2001</p> <p>RCC B13 Review Table</p>	Documentation demonstrates compliance with CoC B13	Compliant
<b>Environmental Management Plan Requirements</b>				
B14	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.Dlanninaoortal.nsw.aov.au/maior-Droiects/assessment/oost-aDDroval">https://www.Dlanninaoortal.nsw.aov.au/maior-Droiects/assessment/oost-aDDroval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	<p>Interview with Auditees 21/07/22</p> <p>KPS Construction Environmental Management Plan</p> <p>KPS Construction Noise and Vibration Management Sub Plan</p> <p>KPS Construction Waste Management Sub Plan</p> <p>KPS Construction Soil and Water Management Sub Plan</p> <p>KPS Biodiversity Management Sub Plan</p> <p>KPS Construction Worker Transportation Strategy</p> <p>KPS Aboriginal Heritage Management Plan</p> <p>KPS Hazardous Materials Management Plan</p>	<p>Plans have regard to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020)</p> <p>Plans prepared and submitted in accordance with the CoC</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Community Communication Strategy		
<b>Construction Environmental Management Plan</b>				
B15	<p>Prior to the commencement of construction, the Applicant must submit a <b>Construction Environmental Management Plan (CEMP)</b> 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> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting</li> <li>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9</li> </ul> <p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(g) Construction Soil and Water Management Plan (see condition B19); and</p> <p>(h) Biodiversity Management Sub-Plan (see condition B20)</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction Environmental Management Plan (CEMP), May 2022</p> <p>Letter from SINSW to DPE dated 14/04/22 advising submission of Construction Environmental Management Plans and Sub-plans in accordance with Conditions B13, B15, B16, B17, B18, B19, B20, B23, B24</p> <p>Aconex transmission from RCC to BMG advising submission of CEMP and sub-plans B15, B16, B17, B18, B19, B20, B23, B24</p> <p>Email from DPE to SINSW dated 20/04/22 advising receipt of documents</p>	<p>Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information under conditions B15 and B23 of SSD-8378620</p> <p>Documentation demonstrates compliance with CoC</p>	Compliant
B16	<p>The <b>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b> must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared to the satisfaction of Council's Traffic and Transport Manager and TfNSW; and</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(d) address potential cumulative construction impacts of nearby construction projects, including Tweed Valley Hospital Development and Kingscliff Public School Redevelopment, and include provisions to ensure that work activities are coordinated to minimise impacts on the surrounding road network; and</p> <p>(e) detail heavy vehicle routes, access and parking arrangements</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan which includes Driver Code of Conduct (B21) and Access to site arrangements (B22)</p> <p>Email from DPE to SINSW acknowledging receipt of the TPMP</p>	<p>Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information under conditions B15 and B23 of SSD-8378620</p> <p>The following are noted:</p> <ul style="list-style-type: none"> <li>• Appendix H includes details of email correspondence between RCC, Tweed Shire Council and TfNSW</li> <li>• Appendix G contains details of qualifications of Rene Certeza</li> <li>• Appendix H is the Heavy Vehicle Driver Code of Conduct</li> <li>• Section 3.2 of the plan details measures to be adopted to ensure road safety and network efficiency</li> <li>• Section 12.15 addresses potential cumulative impacts of other nearby projects</li> </ul> <p>Section 12.17 addresses heavy vehicle and delivery plant haulage route Documentation demonstrates compliance with CoC</p>	Compliant
B17	<p>The <b>Construction Noise and Vibration Management Sub-Plan</b> must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) address the recommendations of the Noise and Vibration Impact Assessment dated 6 May 2021 and prepared by Acoustic Works;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009)</p> <p>(d) describe the measure to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B17(e);</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction Noise and Vibration Management Plan dated May 2022</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Noise and Vibration Management Plan</p> <p>Email from DPE to SINSW acknowledging receipt of the CNVMP</p>	<p>Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information</p> <p>Table 1 of the CNVMP demonstrates compliance with CoC B17</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(g) include a complains management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program to monitor and report o the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14</p>			
B18	<p>The <b>Construction Waste Management Sub-Plan (CWMSP)</b> must address, but not be limited to, the procedures for the management of waste including the following</p> <p>a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction Waste Management Sub-Plan (May 2022) 2022</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Waste Management Sub Plan</p> <p>Email from DPE to SINSW acknowledging receipt of the CWMSP</p>	<p>Letter from DPE to SINSW acknowledges receipt of CWMSP and supporting sub-plans for information</p> <p>Table 1 of the CWMSP demonstrates compliance with CoC B18</p>	Compliant
B19	<p>The Applicant must prepare a <b>Construction Soil and Water Management Sub-Plan (CSWMSP)</b> and the plan must address, but not be limited to the following</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of Acid Sulfate Soils, including monitoring of water quality at acid sulfate soils treatment areas as set out in section 13 of the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 12 Orient Street, Kingscliff NSW 2487, dated August 2021 and prepared by Douglas Partners;</p> <p>(e) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site);</p> <p>(f) detail all off-site flows from the site; and</p> <p>(g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI</p>	<p>Construction Soil and Water Management Sub-Plan (CSWMSP) – Kingscliff Public School Upgrade, May 2022</p> <p>DPE lodgement record, SSD-8378620-PA-4, April 20, 2022</p> <p>Aconex transmission dated 16 May 2022 RCC submission to BMG</p> <p>SINSW Post Approval Consultation Record</p>	<p>The BMSP has been generally prepared in accordance with B20, as referenced below.</p> <p>(a) it was prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) it includes measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site</p> <p>(c) it describes all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the 'Blue Book'</p> <p>Note – acid sulphate soils not encountered on site</p>	Compliant
B20	<p>The <b>Biodiversity Management Sub-Plan (BMSP)</b> must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the biodiversity development assessment report prepared by Kleinfelder dated 6 May 2021 and set out how these areas will be protected from construction impacts; and</p> <p>(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction Biodiversity Management Sub-Plan (CBDMSP) dated May 2022</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Biodiversity Management Sub-Plan</p> <p>Tree Impact Assessment Report dated July 2022</p> <p>Email from DPE to SINSW acknowledging receipt of the BDMSP</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of</p>	<p>Letter from DPE to SINSW acknowledges receipt of CSWMP and supporting sub-plans for information</p> <p>Table 1 of the CBMSP demonstrates compliance with CoC B19</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		CEMP and Sub-plans including Biodiversity Management Sub-Plan  Email from DPE to SINSW acknowledging receipt of the CSWMP		
B21	A <b>Driver Code of Conduct</b> must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: <ul style="list-style-type: none"> <li>a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>b) minimise conflicts with other road users;</li> <li>c) minimise road traffic noise; and</li> <li>d) ensure truck drivers use specified routes.</li> </ul>	Interview with Auditees 21/07/22  Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Driver Code of Conduct  Site Induction – Driver Code of Conduct  CTPMP – Appendix F – Heavy Vehicle Driver Code of Conduct  Email from DPE to SINSW acknowledging receipt of the CTPMP	The Code of Conduct is presented to plant operators at site induction via “Sign to Accept” form. Acceptance of the form is mandatory.  The Code: <ul style="list-style-type: none"> <li>• requires all drivers to obey all signs, directions and instructions</li> <li>• prohibits use of engine breaks in residential areas</li> <li>• requires drivers to operate within legal requirements including load limits</li> <li>• requires loads to be covered</li> <li>• requires drivers to use specified routes</li> <li>• requires drivers to follow road rules and to be courteous to other road users</li> </ul> The documentation demonstrates compliance with the CoC	Compliant
<b>Construction Access Arrangements</b>				
B22	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> <li>(a) all vehicles must enter and leave the site in a forward direction</li> <li>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</li> <li>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</li> </ul>	Interview with Auditees 21/07/22  Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Worker Transportation Strategy (CWTS)  Email from DPE to SINSW acknowledging receipt of the CWTS)  Construction Worker Transportation Strategy (March 2022)	Section 2 of the CWTS addresses worker parking arrangements. The strategy has designated streets surrounding the construction site as “no construction parking zones”	Compliant
<b>Construction Parking</b>				
B23	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby streets or public parking facilities and impact on drop-off and pick-up zones. A copy of the strategy must be provided to the Planning Secretary for information.	Interview with auditees, 21/07/2022  Site inspection, 21/07/22  Construction Worker Transportation Strategy, March 2022  DPE acknowledgement of lodgement 20 April 2022  Aconex transmission from RCC to MMG dated 16 May 2022	The Strategy details the provision of sufficient parking facilities and other travel arrangements for construction workers in order to minimise demand for parking in nearby streets or public parking facilities and impact on drop-off and pick-up zones.  A copy of the strategy was provided to the Planning Secretary for information.	Compliant
<b>Aboriginal Heritage Management Plan</b>				
B24	Prior to the commencement of construction, the Applicant must prepare an <b>Aboriginal Heritage Management Plan</b> for the development to the satisfaction of the Planning Secretary. This plan must: <ul style="list-style-type: none"> <li>(a) be prepared by suitability qualified and experienced persons;</li> <li>(b) be prepared in consultation with Registered Aboriginal Parties;</li> </ul>	Interview with Auditees 21/07/22  Aboriginal Cultural Heritage Management Plan (May 2022)  Letter to DPE dated 13/04/22 from SINSW re submission of ACHMP	DPE advice of 12/05/22 notes that the revised ACHMP: <ul style="list-style-type: none"> <li>• was reviewed by the Applicant and no issues were raised;</li> <li>• was prepared by suitably qualified and experienced persons;</li> <li>• was consulted with the Registered Aboriginal Parties relevant to the local area; and</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) include a methodology for an archaeological excavation program of the site with consideration to understanding site characteristics and local and regional prehistory;</p> <p>(d) include a description of the measures that would be implemented for:</p> <ul style="list-style-type: none"> <li>i. protecting the Aboriginal heritage items identified within the project footprint or items located outside the approved development footprint, including fencing off the Aboriginal heritage items prior to commencing construction;</li> <li>ii. salvaging and relocating the Aboriginal heritage items located within the approved development footprint;</li> <li>iii. salvaging, relocating, or avoiding any Aboriginal heritage items located within the approved development footprint identified during test excavations of the site;</li> <li>iv. include updated baseline mapping of the heritage items within and adjoining to the development disturbance area;</li> <li>v. include updated mapping of all areas that have been and will be subject to monitoring, test excavations, and salvage excavations</li> <li>vi. include conservation options for the mitigation and avoidance to impacts on Aboriginal Heritage Information Management Systems registered sites situated within and outside the project footprint</li> <li>vii. prepare a methodology outlining when Registered Aboriginal Parties must be notified of changes to the Aboriginal Heritage Management Plan</li> <li>viii. include a procedure for assessing significance of Aboriginal Objects identified during the monitoring, test excavations, and salvage excavation and ensure that the management and mitigation measures are considered for all sites, and with special consideration for those of high significance; and</li> <li>ix. a strategy for the long term management of any Aboriginal heritage items or material collected during the test excavation or salvage work</li> </ul>	Letter from DPE to SINSW dated 12/05/22 advising that the ACHMP Rev7 meets COC B24 requirements	contains the information required under condition B24 of the consent.	
<b>Operational Waste Storage and Processing</b>				
B25	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> <li>(a) is constructed using solid non-combustible materials;</li> <li>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</li> <li>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>(d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul>	<p>Interview with Auditees 21/07/22</p> <p>Aconex transmission from RCC to ACOR Consultants dated 15/03/22</p>	<p>Waste removal to be undertake by third party</p> <p>Design of waste storage area still under development and no construction of these facilities had commenced</p>	Not triggered
<b>Operational Noise – Acoustic Barrier</b>				
B26	<p>Prior to the installation of the acoustic barrier recommended in the Noise and Vibration Impact Assessment, dated 6 May 2021 and prepared by Acoustic Works, the following must be submitted to the Certifier</p> <ul style="list-style-type: none"> <li>(a) plans and specifications of the proposed barrier;</li> </ul>	<p>Interview with Auditees 21.07/22</p> <p>Construction schedule</p>	<p>High noise generating works not undertaken during the audit period</p> <p>Requirement for acoustic barrier not yet triggered</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) details of how the design of the barrier has taken into consideration the existing water main and Development Design Specification D15 Work in Proximity (Tweed Shire Council); and (c) written approval for the works from the water authority			
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B27	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 6 May 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 6 May 2021 and prepared by Acoustic Works	Interview with Auditees 21/07/22  Construction program schedule	Installation of mechanical equipment scheduled prior to February 2023  Not triggered during the current audit period	Not triggered
<b>Parking Restriction on Orient Street – North</b>				
B28	Prior to commencement of line marking or street sign works, the Applicant must submit plans to the satisfaction of the relevant road authority for the proposed signposting and line marking works. The plans must be submitted to the Planning Secretary for information and include the proposed works set out in the EIS as amended in the Response to Submissions, including signage and line marking at the Orient Street and Sutherland Street intersection to discourage unsafe vehicular stopping and minimise congestion.  <i>Note:</i> <ul style="list-style-type: none"><li>Approval must be obtained for roadworks under section 13B of the Roads Act 1993</li><li>All costs associated with the proposed road upgrade works must be borne by the Applicant</li><li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</li></ul>	Interview with Auditees 21/07/22  Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22  Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan)  Email from DPE to SINSW acknowledging receipt of the TPMP	The CTPMSP addresses the requirements of the CoC  The Orient Street / Sutherland Street intersection specifics are addressed in Appendix B	Compliant
<b>Parking Restrictions on Orient Street – South</b>				
B29	Prior to the commencement of line marking or street sign works or other timeframe agreed by the Planning Secretary, the Applicant must undertake consultation with Council in relation to the implementation of parking restriction signposting on the southern end of Orient Street adjoining the on-site car park. If the parking restriction signposting is not supported by Council, evidence of Council's advice must be submitted to the Certifier.  <i>Note:</i> <ul style="list-style-type: none"><li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993</li><li>All costs associated with the proposed road upgrade works must be borne by the Applicant</li><li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li></ul>	Interview with Auditees 21/07/22  Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22  Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan)  Email from DPE to SINSW acknowledging receipt of the TPMP	Appendix H of the CTPMSP includes advice from Tweed Shire Council that no fee or Council approval is required	Compliant
<b>Parking on Sutherland Street</b>				
B30	Prior to commencement of construction of additional on-street car parking spaces, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority and provide a	Interview with auditees, 21/07/2022  Site inspection, 21/07/22	Construction of operational parking and access facilities is yet to commence.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>copy to the Planning Secretary for information for the construction of nine on-street car parking spaces on the western side of Sutherland Street as set out in the Response to submissions.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li> </ul>			
<b>Pedestrian Infrastructure Works</b>				
B31	<p>Prior to the commencement of construction of pedestrian infrastructure upgrades, the Applicant must submit plans and specifications to the satisfaction of the relevant roads authority for proposed pedestrian infrastructure upgrade works and provide a copy to the Planning Secretary for information. The works must include the proposed works set out in the EIS as amended in the Response to Submissions, including:</p> <p>(a) Widening the pathway on the western side of Sutherland Street adjoining the proposed bus zone;</p> <p>(b) New pedestrian crossing on Orient Street, north of Omar Street;</p> <p>(c) Approximately 360 metre long shared pathway on the western side of Orient Street between Viking Street and Omar Street; and</p> <p>(d) Approximately 130 metre shared pathway on the eastern side of Orient Street between Viking Street to the existing footpath to the south of the school</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</li> </ul>	<p>Interview with Auditees 21/07/22</p> <p>Construction program / schedule</p>	<p>Scheduled for August 2023</p> <p>Not triggered during the audit period</p>	Not triggered
<b>Utilities, Services and Stormwater</b>				
B32	<p>Within six months of the commencement of construction or other timeframe agreed in writing by the Planning Secretary, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) Be designed by a suitably qualified and experienced persons</p> <p>(b) Be generally in accordance with the conceptual design in the RIS</p> <p>(c) Be in accordance with applicable Australian Standards</p> <p>(d) Be prepared to the satisfaction of Council</p> <p>(e) Ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</p>	<p>Interview with Auditees 21/07/22</p> <p>Letter from Tweed Shire Council dated 18 January 2022 including Notice of Determination of Application No SWD21/0456</p> <p>Letter from Tweed Shire Council dated 03/06/22 including attached approved Stormwater Plans as amended</p>	<p>Submission to the Certifier required no later than 13 December 2022</p> <p>Documentation demonstrates compliance with CoC</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B33	<p>Prior to the commencement of works that involve any connection of a private stormwater drain to a public stormwater drain, approval for the works must be obtained from Council/the Water Supply Authority</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> </ul>	<p>Interview with Auditees 21/07/22</p> <p>Letter from Tweed Shire Council to SINSW including Notice of Determination of Application No SWD221/0456</p>	<p>The Notice of Determination includes:</p> <ul style="list-style-type: none"> <li>Approval for erosion and sediment control works to be undertaken in accordance with details shown in the S68 application</li> <li>Requirement for stormwater drainage works to be carried out in accordance with approved drawings</li> </ul> <p>Documentation demonstrates compliance with CoC</p>	Compliant
B34	<p>If the development is likely to disturb or impact upon water or sewer infrastructure (eg. Extending, relocating or lowering of pipeline), written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Certifier prior to the commencement of those works.</p>	<p>Interview with Auditees 21/07/22</p> <p>Aconex transmission from RCC to BMG dated 07/06/22</p> <p>Letter from Tweed Shire Council to RCC dated 03/06/22 approving amended Stormwater plans</p> <p>Submission plans and documents</p>	<p>Documents were submitted to Certifier prior to commencement of the works</p>	Compliant
B35	<p>Prior to the commencement of construction, the Applicant is required to accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and the Certifier advised of its location and depth prior to commencing works to ensure there will be no conflict between the proposed development and existing infrastructure.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Council advises that: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>a Sewer Management Plan and Construction Management Plan is required to be approved by Council prior to issue of an approval for works that disturb or impact upon water or sewer infrastructure. The Sewer Management Plan shall ensure that the adjacent trunk sewer infrastructure remains protected at all times during construction. The Construction Management Plan shall mitigate any effects on the adjacent sewer infrastructure from the construction of earthworks, civil and building works, including impacts any vibrations and/or heavy machinery. The plan shall also include details on any sewer diversion or bypass works including emergency response provisions in maintaining live sewer flows.</li> <li>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.</li> <li>an approved pretreatment device (e.g. grease arrestor, oil separator, basket traps) must be installed in accordance with Tweed Shire Council's Policy - Discharge of Liquid Trade Waste to the Sewerage System. Submission of detailed hydraulic plans and specifications indicating the size, type and location of pre-treatment devices and full details of drainage installations in accordance with AS 3500 shall be submitted to Council for approval along with a Liquid Trade Waste Application Form and all required information required therein. Three copies of detailed hydraulic plans shall be submitted with all Liquid Trade Waste Applications indicating the size, type and location of pre-treatment devices. All plumbing and drainage installations to these devices must comply with AS3500.</li> <li>a Section 306 application under the Water Management Act 2000 will need to be lodged prior to the commencement of works.</li> </ul> </li> </ul>	<p>Interview with Auditees 21/07/22</p> <p>Aconex transmission from RCC to BMG dated 20 May 2022</p> <p>Site survey by B &amp; P Surveys November 2019</p>	<p>The survey report identifies location of sewer main, stormwater lines, electricity cables and other infrastructure</p>	Compliant
<b>Hazardous Materials Management Plan</b>				
B36	<p>Prior to the commencement of construction, the Applicant must submit a Hazardous Materials Management Plan to the Certifier. The report must:</p> <p>(a) Address the recommendation in the Hazardous Materials Survey Kingscliff Public School, 12 Orient Street Kingscliff, NSW, dated March 2020 and prepared by Hazmat Services;</p> <p>(b) Provide details of management of risks associated with demolition work and for any remaining in-situ hazardous materials located in the site;</p>	<p>Interview with Auditees 21/07/22</p> <p>Construction Hazardous Material Management Plan (CHMMP) May 2022</p> <p>Aconex Transmission from RCC to BMG dated 15/07/22, Hazmat Services, May 2022</p>	<p>Table 1 of the CHMMP indicates compliance with the requirements of CoC B36</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) Include details of a designated storage and handling area for all hazardous and/or dangerous goods which is designed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>i. Contains a roof and a sealed floor</li> <li>ii. Contains bunding and is capable of holding 110% of the largest container stored</li> <li>iii. Not located on land subject to flooding; and</li> </ul> <p>(d) Comply with the relevant NSW Legislation, Codes and Practice and Australian Standards</p>	Hazardous Materials Survey, March 2020		
<b>Dewatering Management Plan</b>				
B37	<p>Prior to the commencement of construction, a Dewatering Management Plan must be prepared by a suitably qualified and experienced person and submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>(a) Consider Council's Dewatering in the Tweed Guideline</li> <li>(b) Meets the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018)</li> <li>(c) Includes site plans which indicate the extent of the excavation area and estimated zone of influence of the dewatering activity relative to any adjoining buildings together with an assessment of any impacts likely to occur to any adjoining buildings as a result of the dewatering activities</li> <li>(d) The location to be indicated on the site plan of the area that will be used for the positioning of any treatment tank or sedimentation pond on the site including any reserve area to be used for such purpose in the event of the need to additional treatment facilities to be incorporated on the site</li> <li>(e) Details the point of discharge and the method of mechanical aeration to be used in the event that it is necessary to aerate the groundwater to achieve an acceptable Dissolved Oxygen level prior to the offsite discharge of groundwater and where this will be incorporated on the site.</li> <li>(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</li> <li>(g) Consider the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 12 Orient Street, Kingscliff NSW 2487, dated August 2021 and prepared by Douglas Partners and the Preliminary Geotechnical Investigation Proposed School Structures, Kingscliff Primary School, Orient Street, Kingscliff dated April 2020 and prepared by Douglas Partners.</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>• All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation</li> <li>• All water pumped from the site in the dewater process is to be treated with an effective deodoriser to neutralise any offensive odours</li> <li>• Pumped used for dewatering operations are to be electrically operated</li> </ul>	<p>Interview with Auditees 21/07/22</p> <p>Aconex transmission from RCC to BMG dated 18 May 2022</p> <p>Dewatering Management Plan (DMP) dated 22/03/22</p>	<p>Preparation of the DMP included review of the subject Douglas Partners reports.</p> <p>It was developed in reference to:</p> <ul style="list-style-type: none"> <li>• Tweed Shire Council dewatering in the Tweed Guideline</li> <li>• Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018):</li> </ul> <p>Site Plans in Attachment 1 of the DMP provide information required by CoC B37 (c), (d), (f) and (g)</p> <p>Documentation demonstrates compliance with the CoC</p>	Compliant
<b>Contamination</b>				
B38	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:	Interview with Auditees 21/07/22	Non-compliance: At the time of the audit site inspection, there was no evidence available that the investigation was undertaken or reviewed and approved by consultants certified under either the	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) 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>(d) The reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme</p>	<p>Pre-Demolition Testing Report, October 2021</p> <p>The investigation was undertaken in accordance with:</p> <ul style="list-style-type: none"> <li>• Pre-Demolition Testing Guideline (TSC, 2013)</li> <li>• National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (as amended 2013) (NEPC 2013)</li> <li>• Regional Policy for the Management of Contaminated Land (Northern Rivers Regional Council's 2007)</li> <li>• Consultants Reporting on Contaminated Sites (Contaminated Land Guidelines) (NSW EPA, 2020)</li> <li>• AS 4482.1-2005 Guide to the sampling and investigation of potentially contaminated soil – non-volatile and semi-volatile compounds (Australian Standard 2005)</li> </ul> <p>The report states that the investigation was undertaken by Environmental Scientists Ben Pieterse and Joshua Stainlay. However, no information is provided that either consultant is certified under the EIANZ Certified Environmental Practitioner or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM scheme)</p>	<p><b>Non-compliance: At the time of the audit site inspection, there was no evidence available that the pre-demolition testing report had been reviewed by a consultant 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</b></p> <p>Subsequent to the audit site inspection, the Report was reviewed by Joe Pedicini (EP) Certification Number (Site Assessment and Management; CP SAM): SC40082</p>	
B39	Where site investigations undertaken under condition B38 have identified the presence of contamination from organochloride pesticides, the Applicant must prepare a Remediation Action Plan, which details a remediation strategy and includes an unexpected finds procedure. The Remediation Action Plan must be approved by an EPA accredited Site Auditor. The unexpected finds procedure must be implemented throughout duration of project work.	<p>Interview with Auditees 21/07/22</p> <p>Pre-Demolition Testing Report, October 2021</p>	No contaminants were identified during the investigation	Not triggered
B40	The Application must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination	<p>Interview with Auditees 21/07/22</p> <p>Pre-Demolition Testing Report, October 2021</p>	No pre-existing contamination	Not triggered
<b>PART C DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
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> <ol style="list-style-type: none"> <li>minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> </ol>	<p>Site inspection, 21/07/22</p>	<p>A site notice was observed displayed at the entry point to the construction site on Sutherland Street (see site photos in Appendix E). The notice meets the requirements of C1.</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition, operated in a proper and efficient manner and be below a critical height of 154.5 metres AHD	<p>Interview with Auditee on 21/07/22</p> <p>RCC Equipment Inductions Register</p>	<p>The RCC equipment Inductions Register includes the following information for each item of plant and equipment on the site:</p> <ul style="list-style-type: none"> <li>• Date</li> <li>• Name of equipment item</li> <li>• Category</li> <li>• Subcontractor details</li> <li>• ID (if applicable)</li> <li>• Current site status</li> <li>• Item make and model</li> <li>• Registration / Plan number</li> <li>• Serial No.</li> <li>• Date of last service</li> <li>• Date for next service</li> </ul> <p>No plant item on the register will exceed 154.5 metres in height</p>	Compliant
<b>Demolition</b>				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B13.	Letter from DEMEX dated 03/06/22 confirming that demolition works will comply with the demolition work plans required by AS 2601-2001, the demolition of structures.	Work carried out under NSW Demolition Licence No AD13349 which is valid until 21/10/23	Compliant
<b>Construction Hours</b>				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Interview with Auditees 21/07/22</p> <p>Site inspection photos 1, 2 and 3 21/07/22, Appendix F</p> <p>Site – Drivers Code of Conduct</p>	<p>Construction workers and delivery drivers are alerted to limits on construction hours and delivery times by through the induction procedures and drivers code of conduct</p> <p>Complaints Register indicates no complaints regarding work carried out outside the approved hours</p>	Compliant
C5	<p>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:</p> <p>a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>b) between 1pm and 4pm, Saturdays.</p>	<p>Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022</p> <p>Interview with auditees, 21/07/2022</p>	<p>Hours of work are included in Section 6.3 of the CNVMSP.</p> <p>The auditees advised that no out of hours works under C5 have been conducted during the audit period.</p>	Not triggered
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <p>a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>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</p>	<p>Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022</p> <p>Complaints Register (July 2022)</p> <p>Interview with auditees, 21/07/2022</p>	<p>Hours of work are included in Section 6.3 of the CNVMSP.</p> <p>The auditees advised that no out of hours works under C6 have been conducted during the audit period.</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with Auditees 21/07/22 Complaints Register (July 2022)	No construction activities were undertaken outside construction hours during the audit period No complaints	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, May 2022 Complaints Register (July 2022) Interview with auditees, 21/07/2022	Restrictions around when the Project can carry out high impact noise activities are addressed in Section 6.3 of the CNVMSP. The auditees advised that no high impact noise works, as described in C8, have been conducted on the Project to date.	Not triggered
<b>Implementation of Management Plans</b>				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	CEMP and Sub-Plans checklist (Appendix B of this report) Site inspection, 21/07/22	A review was conducted to verify whether the Project was being delivered in accordance with the CEMP and Sub-Plans. No non-compliances were identified	Compliant
<b>Construction Traffic</b>				
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, Site induction Driver Code of Conduct, Site inspection, 21/07/22 Complaints Register (July 2022)	No construction vehicles were observed outside of the Project site during the inspection. No complaints regarding construction vehicles have been received in relation to the Project.	Compliant
<b>Hoarding Requirements</b>				
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection, 21/07/2022 Site inspection photos 4, 5 and 6, Appendix F Complaints Register (July 2022)	No advertising or graffiti was observed during the site inspection. No complaints have been received relating to advertising or graffiti on the Project.	Compliant
<b>No Obstruction of Public Way</b>				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection 21/07/22 Site inspection photos 4, 5 and 6, Appendix F Complaints Register (July 2022)	No obstruction of public way outside of approved construction works boundary	Compliant
<b>Construction Noise Limits</b>				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Interview with Auditees 21/07/22 Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022) Complaints Register (July 2022)	Table 7-1 of the CNVMP identifies mitigation measures and requirements, when they are to be implemented, who has responsibility for the implementation and references to the relevant CoC Section 8.1 of the CNVMP specifies maximum noise levels for plant and equipment.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Site induction	Section 9 of the CNVMP addresses compliance management including roles and responsibilities, training and inspection and monitoring  Documentation demonstrates compliance with the CoC	
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.	Interview with Auditees 21/07/22  Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022)  Complaints Register (July 2022)  Site induction and drivers code of conduct  Site traffic control	No arrivals outside construction hours  No complaints during the audit period	Compliant
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022)  Site inspection, 21/07/22  Complaints Register (July 2022)	The requirement to use quackers is included in Table 7-1 ID NV14 of the CNVMSP.  No noise complaints have been received in relation to the Project.  No plant movements were occurring on site during the inspection.	Compliant
<b>Vibration Criteria</b>				
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).	Interview with Auditees 21/07/22  Construction Noise and Vibration Management Plan (May 2022)  Complaints Register	No complaints during the audit period  Compliant with the CoC	Compliant
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16	Site inspection and interview with auditees, 21/07/2022	The auditees advised that vibratory compactors have not been used as part of Project works during the audit period.	Not triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent	Interview with Auditees 21/07/22  Construction Noise and Vibration Management Plan (May 2022)	There is nothing within the CEMP or CNVMSP to indicate that alternative vibration limits to those specified in C16 and C17 have been proposed/adopted by the Project.	Not triggered
<b>Tree Protection</b>				
C19	For the duration of the construction works:  a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;  b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;  c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Treescience dated May 2021 as amended by the Addendum to the Arboricultural Impact Assessment, prepared by Arbor Ecological and dated 26 August 2021; and  d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion	Site inspection and interview with Auditees 21/07/22  Site Induction – KPS Enviro Controls  Site photos 16 & 17 and 4, 5, 6 & 8, Appendix F  Construction Biodiversity Management Plan (CBMP) (03/03/22),	No street trees adjacent to the site,  Table 2 of the CBMP includes environmental safeguards as they apply to vegetation clearing. They include:  • Trees to be retained on site will be protected with a protective barrier (e.g., paraweb fencing) so that stockpiling, parking of vehicles and other construction activities do not occur within the dripline of trees.  • A tree protection zone (TPZ) will be established around trees to be retained. The TPZ will extend from the dripline of trees and be erected for the duration of works.  Documentation demonstrates compliance with CoC	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
<b>Air Quality</b>				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection and interview with Auditees 21/07/22</p> <p>Complaints Register (July 2022)</p> <p>CEMP (May 2022) Section 2.3 Air Quality</p> <p>Site photos 10, 13 and 14, Appendix F</p>	<p>Section 2.3.2 of the CEMP specifies mitigation measures for air quality management</p> <p>Site photos illustrate gravel surface across the site and water sprinklers at intervals around construction site perimeter</p> <p>No complaints during the audit period</p> <p>Compliant with CoC</p>	Compliant
C21	<p>During construction, the Applicant must ensure that:</p> <ol style="list-style-type: none"> <li>activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>all trucks entering or leaving the site with loads have their loads covered;</li> <li>trucks associated with the development do not track dirt onto the public road network;</li> <li>public roads used by these trucks are kept clean; and</li> <li>land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ol>	<p>Site inspection and interview with Auditees 21/07/22</p> <p>Complaints Register</p> <p>CEMP (May 2022) Section 2.3 Air Quality</p> <p>Site photos 10, 13 &amp; 14 and photos 9 and 7, Appendix F</p> <p>Site induction – Drivers Code of Conduct</p>	<p>Site photo 9 illustrates gravel shaker to ensure dust from trucks is deposited on site before accessing public roads</p> <p>No complaints during the audit period</p> <p>Compliant with CoC</p>	Compliant
<b>Imported and Exported Fill</b>				
C22	<p>The Applicant must:</p> <ol style="list-style-type: none"> <li>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;</li> <li>keep accurate records of the volume and type of fill to be used;</li> <li>make these records available to the Certifier upon request;</li> <li>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</li> <li>ensure the exportation of waste is transported to a licenced waste facility or an approved site subject to a resource recovery order and exemption.</li> </ol>	<p>Interview with Auditees 21/07/22</p> <p>Waste Tracking Register – Record of Imported Material</p>	<p>The Record of Imported Materials includes the following information</p> <ul style="list-style-type: none"> <li>Date / time of arrival site</li> <li>Material classification</li> <li>Description of material</li> <li>Quantity / volume</li> <li>Transporter</li> <li>Material use on site</li> <li>Weighbridge receipt number</li> <li>Supplier docket number</li> <li>Sub-contractor</li> <li>School</li> <li>Building</li> </ul> <p>Compliant with CoC</p>	Compliant
<b>Disposal of Seepage and Stormwater</b>				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council’s stormwater drainage system or street gutter.	<p>Site inspection and interview with Auditees 21/07/22</p> <p>Aconex transmission form RCC to BMG with Council Notice of Determination SWS21/0456 dated 18/01/22 for approval of stormwater drainage works</p>	Documentation demonstrates compliance with the CoC	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter to RCC from Council dated 03/06/22 approving amended Stormwater plans  Site photo 28, Appendix F		
<b>Emergency Management</b>				
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Interview with Auditees and site inspection on 21/07/22  Site induction  Site photos 18 and 19, Appendix F	Auditee advises that emergency evacuation drills are conducted from time to time.  Slide 14 of the Site Induction presentation addresses emergency evacuation for KPS site	Compliant
<b>Aboriginal Heritage</b>				
C25	All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.	Interview with Auditees and site inspection on 21/07/22  47.1 Cultural Induction Environmental Toolbox  Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol	RAPs were engaged on the construction site as per Section 4 of the ACHMP	Compliant
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM Consulting dated May 2021.	Interview with Auditees and site inspection on 21/07/22  47.1 Cultural Induction Environmental Toolbox  Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol	Unexpected find protocol implemented 16/06/22. As noted in the KPS Project Update, July 2022 – “Potential artefacts were identified within the footprint of the new Building 3 during excavation works. The area was immediately cordoned off, and Heritage NSW, Registered Aboriginal Parties and local police were informed as per the protocol in the Aboriginal Cultural Heritage Management Sub Plan  The potential artefacts included bones and were subsequently tested by the police forensic unit. The results of the testing confirmed the bones were animal remains. Testing and analysis by archaeologists also revealed a wide range of mid-century materials, likely to have been buried on site as waste prior to the school being constructed. These materials included fragments of glass, ceramics, soda bottles, cleaning bottles and perfume bottles, all of which were analysed by the archaeologists	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C27	In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> <li>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;</li> <li>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</li> <li>e) works shall only recommence with the written approval of the Planning Secretary</li> </ul>	Interview with Auditees and Site inspection 21/07/22  Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol  Site Photo 15, Appendix F  Unexpected Finds Protocol  Works notification 17/06/22  Email to Heritage NSW from EMM Consulting dated 23/06/22	Works notification advised that potential aboriginal artefacts were identified within the work zone for new building 3 on 16/06/22. The area was cordoned off and Heritage NSW, RAPs and local police were informed  Letter to SINSW from DPE dated 21/07/22 – the archaeologist: <ul style="list-style-type: none"> <li>• confirmed that no new Aboriginal object/s as defined by the National Parks and Wildlife Act 1974 were identified;</li> <li>• assessed the items are not of State or Local heritage significance, and therefore do not meet the definition of ‘relics’ under the Heritage Act 1977, and as such the material is not deemed an unexpected archaeological ‘relic’ as referred to in consent condition C28; and</li> <li>• stated the current exclusion area around the unexpected find is to be removed and all restrictions of relevance to this find are to be lifted.</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Internal emails MBB and SINSW 16/6, 17/6, 20/6</p> <p>Email from MBB dated 17/06/22 re Unexpected Find encountered on 16/06/22</p> <p>Aconex transmission from MBB to RCC dated 21/06/22</p> <p>Letter to DPE dated 15/07/22</p> <p>Letter from DPE to SINSW dated 21/07/22 approving recommencement of works</p>		
<b>Unexpected Finds Protocol– Historic Heritage</b>				
C28	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>c) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Construction Environmental Management Plan – Kingscliff Public School Redevelopment, Richard Crookes Constructions, Rev 2, May 2022 – Section 6.2.2 - Non-aboriginal Heritage Unexpected Finds Protocol</p> <p>Site inspection and Interview with auditees, 21/07/2022</p> <p>Site Photo 15, Appendix F</p> <p>Works notification 17/06/22</p> <p>Email to Heritage NSW from EMM Consulting dated 23/06/22</p> <p>Letter from DPE to SINSW dated 21/07/22 approving recommencement of works</p>	<p>Works notification advised that potential aboriginal artefacts were identified within the work zone for new building 3 on 16/06/22. The area was cordoned off and Heritage NSW, RAPs and local police were informed</p> <p>Letter to SINSW from DPE dated 21/07/22 – the archaeologist:</p> <ul style="list-style-type: none"> <li>confirmed that no new Aboriginal object/s as defined by the National Parks and Wildlife Act 1974 were identified;</li> <li>assessed the items are not of State or Local heritage significance, and therefore do not meet the definition of 'relics' under the Heritage Act 1977, and as such the material is not deemed an unexpected archaeological 'relic' as referred to in consent condition C28; and</li> <li>stated the current exclusion area around the unexpected find is to be removed and all restrictions of relevance to this find are to be lifted.</li> </ul>	Compliant
<b>Waste Storage and Processing</b>				
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.	<p>Construction Waste Management Sub-plan, Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022</p> <p>Site inspection and interview with auditees, 21/07/2022</p> <p>Photos 21 and 22, Appendix F</p>	<p>Waste storage bins were sighted onsite during the inspection conducted 21/07/22. See site photos in Appendix E.</p> <p>No waste was observed leaving site onto neighbouring public or private properties.</p> <p>Control measures for waste handling and storage onsite are detailed in section 5.1.2 of the Project's Construction Waste Management Sub-plan.</p>	Compliant
C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Interview with Auditees 21/07/22</p> <p>Waste Tracking Register</p>	<p>Waste tracking register includes the following information:</p> <ul style="list-style-type: none"> <li>Date / time of departure from site</li> <li>Waste classification</li> <li>Description of waste</li> <li>Quantity / volume</li> <li>Transporter</li> <li>Receiving facility</li> <li>Waste use</li> <li>Weighbridge receipt number</li> <li>Subcontractor</li> <li>School</li> <li>Building</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 21/07/22 Site inspection photos 8, Appendix F	No concreting operations were taking place at the time of the inspection Observations demonstrate compliance with CoC	Compliant
C32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Interview with Auditees 21/07/22 Waste tracking register	Waste tracking register includes the following information: <ul style="list-style-type: none"> <li>• Date / time of departure from site</li> <li>• Waste classification</li> <li>• Description of waste</li> <li>• Quantity / volume</li> <li>• Transporter</li> <li>• Receiving facility</li> <li>• Waste use</li> <li>• Weighbridge receipt number</li> <li>• Subcontractor</li> <li>• School</li> <li>• Building</li> </ul>	Compliant
C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Demolition Management Plan Kingscliff Public School, Demex, Rev 09/03/2022 Interview with auditees, 21/07/2022 Site inspection, 21/07/22	The auditees advised that no hazardous materials were removed as part of the SSD works during the audit period. Further, no hazardous materials have been identified in the buildings to be demolished	Not triggered
<b>Hazardous Materials</b>				
C34	At the completion of any hazardous material removal work and prior to any subsequent demolition or alteration work commencing, a clearance inspection of the relevant work area must be conducted by a competent person, or in the case of asbestos, by a Licensed Asbestos Assessor. Where applicable, a clearance certificate issued by a licensed asbestos assessor which states that the site 'does not pose a risk to health and safety from exposure to asbestos' in accordance with Clause 474 of the Work Health and Safety Regulation 2017 must be submitted to the Certifier and a copy provided to Council with the clearance certificate within 7 days of completion of the clearance inspection.	Site inspection and interview with Auditees 21/07/22	No hazardous materials encountered during the audit period Compliant with CoC	Not triggered
<b>Outdoor Lighting</b>				
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	Interview with auditees, 21/07/2022 Site inspection, 21/07/22 Construction program / schedule Complaints Register update July 2022	Requirement for implementation not triggered in the audit period	Not triggered
<b>Independent Environmental Audit</b>				
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE Letter to SINSW dated 20/05/2022 approving Derek Low, Ann Azzopardi and Peter Hatton as auditors	Requirements of CoC satisfied	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	First audit undertaken in accordance with IAPAR requirements	Audit complies with CoC	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, 21/07/2022	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:	This audit	This will occur after the finalisation of this Independent Audit report	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given;</li> <li>b) submit the response to the Planning Secretary; and</li> <li>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</li> </ul>			
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.	This audit	This requirement is due following finalisation of this Audit Report. The site inspection was conducted on 21/07/22. The Audit Report is due to be submitted by 21/09/2022.	Not triggered
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		The Project is currently in construction.	Not triggered
<b>Operation Readiness Work</b>				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> <li>a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);</li> <li>b) the maximum number of staff to be involved in operational readiness work on site at any one time;</li> <li>c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> <li>i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</li> <li>ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</li> </ul> </li> <li>d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site</li> </ul>	Project construction schedule / program Interview with auditees, 21/07/2022 Site inspection, 21/07/22	Building 3 handover scheduled for May 2023 CoC not triggered during the audit period	Not triggered
C43	Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements: <ul style="list-style-type: none"> <li>a) no more than 15 staff are involved in operational readiness work;</li> <li>b) no students or parents are permitted; and</li> <li>c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</li> </ul>	Project construction schedule / program Interview with auditees, 21/07/2022 Site inspection, 21/07/22	Building 3 handover scheduled for May 2023 CoC not triggered during the audit period	Not triggered
<b>PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes	Project in construction phase	Not triggered during the current audit period	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
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.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Works as Executed Plans</b>				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier. A CCTV inspection of the stormwater pipes and sewerage system that are to be dedicated to Council as public infrastructure including joints and junctions must be submitted to Council to demonstrate that the standard of the system is acceptable.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Outdoor Lighting</b>				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Mechanical Ventilation</b>				
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> <li>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>b) any dispensation granted by Fire and Rescue NSW</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
D8	If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of the Acoustic Report for Kingscliff Public School- 12 Orient Street, Kingscliff prepared by Acoustic Works dated 6 May 2021, then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia shall be installed to service the buildings	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D9	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise criteria identified in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Fire Safety Certification</b>				
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	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building			
<b>Structural Inspection Certificate</b>				
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"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Post-construction Dilapidation Report – Protection of Public Infrastructure</b>				
D12	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This report must:</p> <ul style="list-style-type: none"> <li>(a) Ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by conditions B5 of this consent;</li> <li>(b) Have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>(c) Be submitted to the Certifier;</li> <li>(d) Be forwarded to Council for information; and</li> <li>(e) Be provided to the Planning Secretary when requested</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Protection of Public Infrastructure</b>				
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>(c) pay compensation for the damage as agreed with the owner of the public infrastructure</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Road damage</b>				
D14	<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>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Post -construction Survey – Adjoining Properties</b>				
D15	<p>Where a pre-construction survey has been undertaken in accordance with condition B6, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B6; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.			
D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Parking Restrictions on Orient Street</b>				
D17	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that the works approved under condition B28 and B29 have been completed to the satisfaction of the relevant roads authority <i>Note:</i> <ul style="list-style-type: none"> <li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993</li> <li>All costs associated with the proposed road upgrade works must be borne by the Applicant</li> <li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and substantially consistent with the consent</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Parking on Sutherland Street</b>				
D18	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works approved under condition B30 have been completed to the satisfaction of the relevant roads authority <i>Note:</i> <ul style="list-style-type: none"> <li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Pedestrian Infrastructure Upgrade Works</b>				
D19	Prior to the commencement of operation, the Applicant must complete the pedestrian infrastructure upgrade works approved under condition B29 to the satisfaction of the relevant road authority. <i>Note:</i> <ul style="list-style-type: none"> <li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D20	<p>Prior to commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>(a) The provision of a minimum four staff and 33 student bicycle parking spaces</li> <li>(b) The layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3 2015 <i>Parking facilities – Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance</li> <li>(c) The provision of end-of-trip facilities for staff; and</li> <li>(d) Appropriate pedestrian and cyclists advisory signs are to be provided</li> </ul> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>School Zones</b>				
D21	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
D22	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>School Transport Plan</b>				
D23	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</li> <li>(b) Include arrangements to promote the use of active and sustainable transport modes, including <ul style="list-style-type: none"> <li>(i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>(ii) specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul> </li> <li>(c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> <li>(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;</li> <li>(ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>(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;</li> <li>(v) delivery and services vehicle and bus access and management arrangements;</li> <li>(vi) management of approved access arrangements;</li> </ul> </li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</p> <p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(e) a monitoring and review program, including consideration of any cumulative operational traffic impact on projects including Tweed Valley Hospital Development and Kingscliff High School Redevelopment</p>			
D24	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	Project in construction phase	Not triggered during the current audit period	Not Triggered
D25	<p>The Applicant must prepare Aboriginal Cultural Heritage Excavation Report(s), of the salvage excavation undertaken in accordance with condition B24. The Registered Aboriginal Parties must be given a minimum of 28 days to consider the report and provide comments before the report is finalised. A final report must be provided within 24 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the relevant Local Aboriginal Land Council and the Registered Aboriginal Parties, Heritage NSW and Council. The Aboriginal Cultural Heritage Excavation Report(s), must:</p> <p>(a) Be prepared in accordance with the Guide to Investigation, assessing and reporting on Aboriginal cultural heritage in NSW, OEH 2011 and the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW, DECCW 2010; and</p> <p>(b) Document the results of all archaeological excavations (with artefact analysis and identification of a final repository of finds</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Utilities and Services</b>				
D26	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• 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"> <li>○ Water 3.72 ET @ \$11,442 = \$42,564.24</li> <li>○ Sewer: 6.2 ET @ \$7,400 = \$45,880.00</li> </ul> </li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
D27	Prior to the commencement of operation, evidence must be provided to the Water Supply Authority that no structures are constructed over the existing sewer and/or structure over the existing sewer to meet the Tweed Shire Council D15 – Work in Proximity Specification	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Stormwater Operation and Maintenance Plan</b>				
D28	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>a) maintenance schedule of all stormwater quality treatment devices;</p> <p>b) record and reporting details;</p> <p>c) relevant contact information; and</p> <p>d) Work Health and Safety requirements.</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Signage</b>				
D29	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed	Project in construction phase	Not triggered during the current audit period	Not Triggered
D30	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Operational Waste Management Plan</b>				
D31	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in EIS</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Contamination</b>				
D32	<p>If, based on further site investigations undertaken in accordance with condition B38, it is determined that remediation works are required to address the presence of contamination from organochloride pesticides, then prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <p>(a) Be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme</p> <p>(b) Be prepared in accordance with the relevant guideline made or approved by the EPA under section 105 of the <i>Contamination Land Management Act 1997</i></p> <p>(c) Include, but not be limited to:</p> <ol style="list-style-type: none"> <li>i. Comment on the extent and nature of the remediation undertaken</li> <li>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</li> <li>iii. Sampling and analysis plan and sampling methodology undertaken as part of the remediation</li> <li>iv. If treated material is to remain on the subject site, result of sampling of treated material, compared with the treatment criteria in the most updated RAP;</li> <li>v. Results of any validation sampling, compared to relevant guidelines/criteria</li> <li>vi. Comment on the suitability of the area for the intended land use</li> </ol> <p>(d) Be submitted to the Planning Secretary and Council for information</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Landscaping</b>				
D33	Prior to the commencement of operation, or other timeframe agreed by the Planning Secretary landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D34	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must:</p> <p>(a) Describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping, and</p> <p>(b) Be consistent with the Applicant's Management and Mitigation Measures at Section 9 in the EIS</p>	Project in construction phase	Not triggered during the current audit period	
D35	<p>Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, the Applicant must undertake street tree planting on Orient Street frontage along the on-site carpark subject to consultation and agreement with Council. The number, species and spacing of planting are to be determined in consultation with Council. If street tree planting is not supported by Council, the Applicant must:</p> <p>(a) Provide evidence of Council's advice to the Certifier, and</p> <p>(b) Provide planting within the site between the Orient Street fence and carpark to the satisfaction of the Planning Secretary</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Noise Management Plan</b>				
D36	<p>Prior to the commencement of operation, a Noise Management Plan must be submitted to the Certifier that details how noise from on-site activities will be managed and controlled so as to prevent the generation or emission of intrusive noise. The Plan must be prepared in accordance with the recommendations of the Noise and Vibration Impact Assessment, dated 6 May 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>PART E POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>a) the number of attendees, time and duration;</p> <p>b) arrival and departure times and modes of transport;</p> <p>c) where relevant, a schedule of all annual events;</p> <p>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>e) details of the use of the site, where applicable, restricting use before 8am and after 10pm;</p> <p>f) measures to minimise localised traffic and parking impacts; and</p> <p>g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
E2	<p>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>	Project in construction phase	Not triggered during the current audit period	Not Triggered
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>a) the number of attendees, time and duration;</p> <p>b) arrival and departure times and modes of transport;</p> <p>c) where relevant, a schedule of all annual events;</p>	Project in construction phase	Not triggered during the current audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>e) details of the use of the site, where applicable, restricting use before 8am and after 10pm;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> </ul>			
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Operation of Plant and Equipment</b>				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				
E6	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Community Communication Strategy</b>				
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Deliveries to the Premises</b>				
E8	All deliveries to the premises are to occur only within the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays unless otherwise approved by Planning Secretary.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Servicing of Waste Facilities</b>				
E9	The servicing of waste facilities must be limited to between the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays unless otherwise approved by the Planning Secretary.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Operational Noise Limits</b>				
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment, (Ref: 2020400-2 R01F), dated 6 May 2021 and prepared by Acoustic Works	Project in construction phase	Not triggered during the current audit period	Not Triggered
E11	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise and Vibration Impact Assessment, dated 27 July 2021 and prepared by Acoustic Works. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Operational Noise – Acoustic Barriers</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E12	The acoustic barriers must be maintained to the standard specified in Section 10 of the Noise and Vibration Impact Assessment (Ref: 2020400-2 R01F), dated 6 May 2021 and prepared by Acoustic Works.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Noise Management Plan</b>				
E13	The development must be managed in accordance with the Noise Management Plan prepared under condition D36	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				
E14	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>School Transport Plans</b>				
E15	The School Transport Plan required by condition D23 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary	Project in construction phase	Not yet triggered	Not Triggered
E16	The Complaints Handling Management Plan prepared under condition D24 must be implemented in perpetuity	Project in construction phase	Not yet triggered	
<b>Ecologically Sustainable Development</b>				
E17	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Project in construction phase	Not yet triggered	Not Triggered
<b>Outdoor Lighting</b>				
E18	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Project in construction phase	Not yet triggered	Not Triggered
<b>Landscaping</b>				
E19	The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	Project in construction phase	Not yet triggered	Not Triggered
<b>Appendix 1 – Advisory Notes</b>				
<b>General</b>				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required by the development. No condition of this consent removes any obligation to obtain, renew or comply with such licenses, permits, approvals and consents.	Development Consent for SSD 8378620 approved 15/02/22  Tweed Shire Council approvals for stormwater drainage, sewer connection and road use.  Essential Energy approvals for electricity connections  Crown Certificate CRO-22026	All required permits, consents and approvals have been obtained  Evidence confirms compliance with AN1	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																
<b>Long Service Leave</b>																				
AN2	For work costing \$25,000 or more, a long service levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441	<p>Aconex transmission from RCC confirming payment of first Long Service Leave levy and approval from Long Service Leave Corporation to for payments to be paid in instalments on 08/02/22, 15/07/22, 18/12/22</p> <p>Levy Receipt L0000003063 from Long Service Leave Corporation dated 08/07/22</p> <p>Long Service Levy Payment requisitions dated 23/09/21 and 25/01/22</p>	Evidence confirms compliance with AN2	Compliant																
<b>Legal Notices</b>																				
AN3	Any advice or notice must be served on the Planning Secretary	No advice or legal notices served on the Planning Secretary during the audit period	Not triggered	Not triggered																
<b>Access for People with Disabilities</b>																				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans	<p>Statement of Compliance from Purely Access dated 03/06/2022</p> <p>Schindler Design Certificate dated 10/03/2022 that the KPS development confirms with the following</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Standard of Performance</th> </tr> </thead> <tbody> <tr> <td>Lift – general requirements</td> <td>AS1735.1 2016</td> </tr> <tr> <td>Stretcher Facility in lifts</td> <td>NCC 2019 Volume 1 E3.2</td> </tr> <tr> <td>Warning &amp; Operational Signs</td> <td>NCC2019 Volume 1 E3.3</td> </tr> <tr> <td>Emergency lifts</td> <td>NCC 2019 Volume 1 E3.4</td> </tr> <tr> <td>Lift Services – Openings in fire- isolated lift shafts</td> <td>AS1735.11 1986 NCC 2019 Volume 1 C3.10</td> </tr> <tr> <td>Facilities for Persons with Disabilities</td> <td>AS1735.12 1999 NCC 2019 Volume 1 Claus</td> </tr> <tr> <td>Fire Service Controls</td> <td>NCC 2019 Volume 1 Claus NCC 2019 Volume 1 Claus NCC 2019 Volume 1 Claus</td> </tr> </tbody> </table>	Item	Standard of Performance	Lift – general requirements	AS1735.1 2016	Stretcher Facility in lifts	NCC 2019 Volume 1 E3.2	Warning & Operational Signs	NCC2019 Volume 1 E3.3	Emergency lifts	NCC 2019 Volume 1 E3.4	Lift Services – Openings in fire- isolated lift shafts	AS1735.11 1986 NCC 2019 Volume 1 C3.10	Facilities for Persons with Disabilities	AS1735.12 1999 NCC 2019 Volume 1 Claus	Fire Service Controls	NCC 2019 Volume 1 Claus NCC 2019 Volume 1 Claus NCC 2019 Volume 1 Claus	Evidence demonstrates compliance with AN4	Compliant
Item	Standard of Performance																			
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Fire Service Controls	NCC 2019 Volume 1 Claus NCC 2019 Volume 1 Claus NCC 2019 Volume 1 Claus																			
<b>Utilities and Services</b>																				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Certified drawings and approvals from Essential Energy for electricity connections and Tweed Shire Council for stormwater, sewerage and drainage connections	Evidence confirms compliance with AN5	Compliant																
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services	Certified drawings and approvals from Essential Energy for electricity connections and Tweed Shire Council for stormwater, sewerage and drainage connections	Evidence confirms compliance with AN6	Compliant																
<b>Road Design and Traffic Facilities</b>																				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works	Approvals from Tweed Shire Council	Evidence confirms compliance with AN7	Compliant
<b>Road Occupancy Licenses</b>				
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Site inspections and interview with Auditees 21/07/22 Advice from Tweed Shire Council	No works impacted traffic flows during the audit period	Not triggered
<b>Safework Requirements</b>				
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements	Site inspections and interview with Auditees 21/07/22 Site induction Hammertech permits Hammertech pre-starts RCC Safety dial-ins Hammertech High Risk Workshops Hammertech Daily Operations Plan	Evidence confirms compliance with AN9	Compliant
<b>Hoarding Requirements</b>				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve	Site inspection 21/07/22 Photos 4, 5 and 6, Appendix F	No hoardings over Council footways or road reserves Not triggered during the audit period	Not triggered
<b>Handling of Asbestos</b>				
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7-Transportation and management of asbestos waste' must also be complied with	Interview with Auditees 21/07/22 Pre-Demolition Testing Report, October 2021	No asbestos encountered during the audit period Not triggered during the audit period	Not triggered
<b>Speed Limit Authorisations</b>				
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: i. accurate Site boundaries; ii. details of all road reserves, adjacent to the Site boundaries; iii. all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; iv. all existing and proposed pedestrian crossing facilities on the adjacent road network; v. all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and all existing and proposed street furniture and street trees	Interview with Auditee 21/07/22 Project construction program and schedule	Occupation of new building 3 scheduled for February 2023 AN12 not triggered during the audit period	Not triggered
<b>Fire Safety Certificate</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement		Requirement for Annual Fire Safety Statement not triggered during the audit period	Not triggered
<b>Appendix 2 – Written Incident Notification and Reporting Requirements</b>				
<b>Written Incident Notification Requirements</b>				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or having given such notification, subsequently forms the view that an incident has not occurred	Interview with Auditees 21/07/22 Notifications under the Unexpected Finds Protocols for Indigenous and Historical heritage as required by CoC C27 and CoC C28	The notification procedures for uncovered bones were implemented as required by CoC C27 and CoC C28 It was determined that the bones were non-human No reportable incidents were recorded during the audit period	Not triggered
2	Written notification of an incident must: a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; f) describe what immediate steps were taken in relation to the incident; g) identify further action(s) that will be taken in relation to the incident; and identify a project contact for further communication regarding the incident	Interview with Auditees 21/07/22	No written notifications required during the audit period	Not triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested	Interview with Auditees 21/07/22	No written notifications required during the audit period	Not triggered
4	The Incident Report must include: a) a summary of the incident; b) outcomes of an incident investigation, including identification of the cause' of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident	Interview with Auditees 21/07/22	No written notifications required during the audit period	Not triggered

## APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
<b>Construction Environment Management Plan (CEMP)</b>				
Section 1.7.1	<p><b>Induction</b></p> <p>All personnel (including sub-contractors) will attend a compulsory site induction that includes an environmental component prior to commencement on-site. This is done to ensure all personnel involved in the Project are aware of the requirements of the CEMP.</p> <p>Short-term visitors to site undertaking inspections / entering the site (such as regulators) will be required to undertake a visitors induction and be accompanied by inducted personnel at all times.</p> <p>Temporary visitors to site for purposes such as deliveries will be required to be accompanied by inducted personnel at all times.</p> <p>The construction ESR (or delegate) will conduct the environmental component of the site inductions.</p> <p>The environmental component must cover all elements of the CEMP and would include as a minimum:</p> <ul style="list-style-type: none"> <li>• Relevant details of the CEMP including purpose and objectives</li> <li>• Requirements of due diligence and duty of care</li> <li>• Conditions of environmental licences, permits and approvals</li> <li>• Potential environmental emergencies on Site and the emergency response procedures</li> <li>• Reporting and notification requirements for pollution and other environmental incidents</li> <li>• High risk activities and associated environmental safeguards</li> <li>• Working in or near environmentally sensitive areas</li> <li>• Specific environmental management requirements and responsibilities</li> <li>• Mitigation measures for the control of environmental issues</li> <li>• Incident response and reporting requirements</li> <li>• Information relating to the location of environmental constraints.</li> <li>• Key environmental issues</li> </ul> <p>A record of all environment inductions will be maintained and kept on-site. The construction ESR may authorise amendments to the induction at any time. Possible reasons for changes to the induction may be Project modifications, legislative changes or amendments to this CEMP or related documentation.</p> <p>An Induction Register is kept on site.</p>	<p>Interview with Auditee 21/07/22</p> <p>Site Induction Presentation - Kingscliff Public School Redevelopment, Richard Crookes Constructions,</p> <p>Kingscliff Public School Driver Code of Conduct, Richard Crookes Construction</p> <p>Delivery driver induction checklist and sign off</p>	<p>The Site Induction includes high level information as per the CEMP. Record of Project personnel being inducted was provided (maintained in Hammertech system).</p>	Conforming
Section 1.7.3	<p><b>Toolbox Talks</b></p> <p>Targeted environmental awareness training will be provided to individuals or groups of workers with a specific authority or responsibility for environmental management or those undertaking an activity with a high risk of environmental impact. Topics covered may include those detailed above, or others deemed necessary in the lead up to or during construction.</p>	<p>Interview with Auditee 21/07/22</p> <p>Site Induction Presentation - Kingscliff Public School Redevelopment, Richard Crookes Constructions, 21/07/2022</p>	<p>The auditees advised that the Site Induction is currently the main process for raising environmental awareness on the Project, with targeted toolbox talks planned prior to specific work activities commencing in the future. It is noted that construction is in the early stages and limited works have been carried out to date.</p>	Conforming
Section 2.3.2	<p><b>Management of Dust and Odour – Mitigation Measures</b></p> <p>The following mitigation measures shall be adopted to reduce the impact on air quality and dust generation:</p> <ul style="list-style-type: none"> <li>• Construction vehicles and equipment to be suitably serviced prior to commencement of construction activities and all necessary maintenance to be undertaken during the construction period to meet EPA air quality requirements.</li> <li>• Excessive use of vehicles and powered construction equipment will be minimised where possible</li> <li>• All construction machinery will be turned off when not in use to minimise emissions where possible.</li> <li>• Construction contractors to monitor dust generation progressively</li> <li>• Dust suppression methods will be adopted where required (i.e. on windy days when earthworks and vehicle movements are generating dust).</li> </ul>	<p>Site inspection, 21/07/22</p> <p>Equipment Induction – Excavator, Hammertech system output</p> <p>Complaints Register, July 2022</p>	<p>No air quality issues were observed during the site inspection. The site is currently predominately covered with gravel surface</p> <p>There were no trucks entering or leaving site at the time of inspection. Site access/egress points were stabilised and the adjacent public road was clean.</p> <p>The auditees provided example equipment induction records, which are recorded in the Hammertech system. Record includes initial plant induction checks, servicing requirements, and permits associated with the plant (e.g. excavation permits).</p> <p>See site photos in Appendix E.</p> <p>No complaints have been received on the Project to date.</p>	Conforming

Unique ID	Requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
	<ul style="list-style-type: none"> <li>Examples of dust suppression methods include:               <ul style="list-style-type: none"> <li>Water carts</li> <li>Application of soil binding polymers</li> <li>Localized use of water to suppress excavation activities as they are occurring to suppress dust</li> <li>Covering stockpiles</li> <li>Any stockpiled spoil/fill will be protected to minimize dust generation to avoid sediment moving offsite.</li> </ul> </li> <li>Vehicles transporting spoil from the site to be covered where required</li> <li>The burning of waste materials will not be permitted on site</li> </ul>			
<b>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP)</b>				
Section 12.18	<b>Heavy Vehicle and Delivery Plant Haulage Route</b> Primary haulage route for site plant deliveries as per current road network configuration. This network is set for upgrade as per future planning approvals and the exact entry points top site may be varied. All truck drivers will be provided with the specified route and will be asked to follow this route only. Richard Crookes will be responsible for monitoring the effectiveness of these measures. All vehicles will be notified to enter and leave the site in a forward direction unless in specific exceptional circumstances, under the supervision of accredited traffic controller(s). Trucks will also be discouraged to bring deliveries between 7:45am-9am and 2pm-3:45pm. Traffic control onsite will deter trucks who call up between these hours and have them wait off site away from local residential sites but in radio or telephone contact range.	Kingscliff Public School Driver Code of Conduct, Richard Crookes Construction  Delivery driver induction checklist and sign off  Site inspection, 21/07/22  Complaints Register (July 2022)	A Driver Code of Conduct has been prepared for the Project in line with B22, including the primary haulage route for site deliveries and other project requirements. Evidence provided by RCC shows that this Code of Conduct is being communicated with delivery drivers on the Project.	Conforming
<b>Construction Noise and Vibration Management Sub-plan</b>				
Section 7, Table 7-1	<b>Noise and vibration management and mitigation measures – NV20</b> Acoustic barriers shall be constructed to the height (1.8m) and extent shown in Figure 4 of the Acoustic Assessment. The acoustic barriers should be constructed using either 16mm thick lapped timber (minimum 40% overlap), masonry, 9mm fibre cement sheet, Hebel, Perspex, plywood, or other materials with a minimum surface density of 9kg/m2 and shall be free of gaps and holes.	Interview with auditees, 21/07/2022  Site inspection, 21/07/22	Further noise mitigation, such as acoustic barriers, has not been require to date, as construction is in the early stages. The auditees advised that the need for additional noise mitigation will be considered for future noisy work in proximity to adjacent residents	Not triggered
Section 7, Table 7-1	<b>Noise and vibration management and mitigation measures – NV21</b> Community consultation will be required with nearby residences during demolition and construction activities that are likely to exceed noise limits.	Interview with auditees, 21/07/2022  Complaints Register update (July 2022)  Site inspection, 21/07/22  Project Update July 2022	The Project has not commenced demolition or construction activities likely to exceed noise limits. Construction is in the early stages and limited works have been carried out to date.  No complaints have been received on the Project to date.	Not triggered
<b>Construction Waste Management Sub-plan (CWMS)</b>				
Section 5.1.1	<b>Reuse and recycling</b> Waste avoidance will be prioritised during the construction phase of the Project in accordance with the waste management hierarchy. Wherever possible, waste will be separated and segregated on-site to facilitate reuse and recycling. Waste materials, including excavated soil and construction waste, will be separated onsite into dedicated bins/areas for either reuse onsite or collection by a waste contractor and transport to offsite facilities.  Richard Crookes Constructions will make sure that all necessary planning is undertaken, and site activities coordinated, to avoid spoilage of materials and excessive generation of waste.	Interview with auditees, 21/07/2022  Site inspection, 21/07/22	Segregated waste bins observed on site for recyclable and non-recyclable waste. See site photos in Appendix E.  Limited waste has been generated to date as construction is in the early stages.	Conforming

Unique ID	Requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
Section 5.1.3	<p><b>Treatment and Disposal</b></p> <p>Waste (and sediment) disposal is to be undertaken in accordance with the Protection of the Environment Operations Act 1997 and the Waste Avoidance and Resource Recovery Act 2001. Wastes that are unable to be reused or recycled will be disposed of offsite to an appropriately licenced waste management facility following classification (refer to section 5.2). Details of waste types, volumes and destinations are to be recorded in the Waste Management Register (Appendix A).</p>	<p>Complaints Register update (July 2022)</p> <p>Site inspection, 21/07/22</p> <p>Waste Management Register</p>	<p>Bins were available onsite for construction waste (skip bin), metal recycling (skip bin), general waste (covered bin), and cardboard recycling (covered bin). These bins were stored in the secured site compound area, which is fenced and locked.</p> <p>Several construction waste skip bins were available on site, and bins were not overflowing or overdue for servicing.</p> <p>No liquid or hazardous waste was being stored on site.</p> <p>See site photos in Appendix F.</p>	Conforming
<b>Construction Soil and Water Management Sub-plan (CSWMSP)</b>				
Section 6.1.3	<p><b>Erosion and Sediment Control</b></p> <p>Erosion and Sediment Controls Sediment control measures (e.g. sediment fencing, silt curtain, mesh or gravel "sausage") must be installed prior to any construction activities commencing to prevent sediment and any other material (e.g. concrete, grout) moving off-site and entering any water course, drainage line or drain inlets. Dirty water or foreign material must not be released into drainage lines and/or waterways.</p>	<p>Construction Soil and Water Management Sub-Plan – Kingscliff Public School Upgrade: Appendix A 'ESCP Drawing', Richard Crookes Constructions, Rev 3, 09/12/2021</p> <p>Complaints Register update (July 2022)</p> <p>Site inspection, 21/07/22</p> <p>Site inspection photos, Appendix F</p>	<p>Erosion and sediment controls in place onsite largely aligned with the Project's Erosion and Sediment Control Plan.</p> <p>Rainfall night before and during site inspection, Controls onsite were observed to be working effectively.</p> <p>See site photos in Appendix F.</p> <p>No complaints have been received on the Project to date.</p>	Conforming
Section 6.1.2.2	<p><b>Vehicle Access</b></p> <p>The site access point shall be stabilised, and fencing (e.g. sediment fence or barrier) used to restrict all vehicular movements to that point. Any temporary access points shall be constructed in accordance with Standard Drawing SD 6-14, Appendix A. Stabilised access points with rumble grids or wheel washes to prevent mud tracking on roads will be established. Longer term and/or heavily used haul roads will generally be sealed. Sealed haul roads will be regularly cleaned.</p>	<p>Construction Soil and Water Management Sub-Plan – Kingscliff Public School Upgrade: Appendix A 'ESCP Drawing',</p> <p>Complaints Register (July 2022)</p> <p>Site inspection, 21/07/22</p>	<p>Site access and egress points are stabilised and were observed to be free from mud tracking during the site inspection.</p> <p>See site photos in Appendix F.</p> <p>No complaints have been received on the Project to date.</p>	Conforming
Section 6.6 Table 4	<p><b>Aspect SW3 - Sediment tracking onto public roads from vehicles leaving site.</b></p> <p>A stabilised site access point shall be established prior to construction works commencing. Measures must be in place to ensure that sediment and other materials are not tracked onto roadway by vehicles leaving the site.</p>	<p>Interview with auditees, 21/07/2022</p> <p>Site inspection, 21/07/22</p>	<p>Site photos in Appendix F</p> <p>Stabilised access point established with shaker pad to remove mud and dirt from vehicles prior to leaving site.</p> <p>External road clear of tracked mud</p>	Conforming
<b>Biodiversity Management Sub-plan (BMSP)</b>				
Section 3.2, Table 2	<p><b>Generic Safeguards for Vegetation and Fauna Prior to Construction – No. 1</b></p> <p>Clearing limits will be clearly marked and all site personnel made aware of Exclusion Zones</p>	<p>Site Induction Site inspection, 21/07/22</p> <p>Site inspection 21/07/22</p>	<p>Trees being retained have been fenced with paraweb fencing and sign posted to protect them during construction works (see site photos in Appendix F).</p>	Conforming
Section 3.2, Table 2	<p><b>Generic Safeguards for Vegetation and Fauna Prior to Construction – No. 6</b></p> <p>Trees to be retained shall be clearly identified for preservation and temporarily protected by "paraweb" fencing placed not less than 3 metres clear of trees where possible, as some retained trees may be less than 3 metres from new and refurbished buildings. There will be no stockpiling or parking of plant/machinery 3 metres from this area</p>	<p>Site Induction Site inspection, 21/07/22</p> <p>Site inspection 21/07/22</p>	<p>Trees being retained have been fenced with paraweb fencing and sign posted to protect them during construction works (see site photos in Appendix F).</p>	Conforming
Section 3.2, Table 3	<p><b>Generic Safeguards for Vegetation and Fauna During Construction – No. 6</b></p> <p>All tree pruning works will be carried out in accordance with AS 4373-1996 Pruning of amenity trees and the Code of Practice Amenity Tree Industry August 1998</p>	<p>Interview with auditees, 21/07/2022</p> <p>Site inspection, 21/07/22</p>	<p>Pruning of large fig tree to be undertaken in accordance with Arborist Report recommendations</p>	Conforming



Unique ID	Requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
		Arborist report		
<b>Aboriginal Cultural Heritage Management Plan – Unexpected Finds – Management of Unexpected skeletal / human remains</b>				
Table 4.2	All work must STOP in the vicinity of the remains. The remains must be left in place and protected from further harm or damage. All construction that could potentially harm the human remains must cease (including stopping all construction within at least 15 m). Only construction that is required to make the area safe is permissible	Works notification 17 June 2022 Aconex transmission MBB to RCC, 21/06/22 Email from SINSW to DPE 15/06/22 EMM Report 12 July 2022	Actions conform with protocol	Conforming
	The human remains are to be protected with the establishment of a no-go zone.	EMM Report 12 July 2022 Site photos, Appendix F	No go barrier erected	Conforming
	The person in charge should notify NSW Police of the discovery as soon as possible. All subsequent steps will be dictated by the NSW Police.	EMM Report 12 July 2022	On 17 June, Tweed/Byron Police attended site with Ms Jackie MacDonald (Aboriginal Stakeholder and Registered Aboriginal Party).  Police further investigated the deposit to identify if additional bone was present. This resulted in the complete excavation of the pit feature. Police then removed all recovered bone for further analysis	Conforming
	Once the archaeological on-site activities are complete to the satisfaction of the heritage professional in consultation with the RAPs and Heritage NSW, written approval from the Planning Secretary, DPE should be sought to allow works to resume.	EMM Report 12 July 2022 Letter to DPE 17 July	Police forensic laboratory advised that the bones were non-human. Subsequently identified as bovine remains	Conforming
	Once the agreed management activities are implemented and completed, ensure suitable analysis (as required) of the remains, and formal reporting is developed to be provided to Heritage NSW (Appendix B). This should include submission of the identified cultural materials and findings to the Heritage NSW Aboriginal Heritage Information Management System	EMM Report 12 July 2022 Letter from DPE 21 July 2022	Letter from DPE regarding application to resume work noted that:  <i>“The request is accompanied by an Unexpected Heritage Find Report, V2 dated 12 July 2022, prepared by EMM Consulting, detailing the Unexpected Finds Protocol for both Aboriginal and Historic Heritage was completed in accordance with conditions C27 and C28. As a result, the archaeologist:</i>  <ul style="list-style-type: none"> <li><i>confirmed that no new Aboriginal object/s as defined by the National Parks and Wildlife Act 1974 were identified;</i></li> <li><i>assessed the items are not of State or Local heritage significance, and therefore do not meet the definition of ‘relics’ under the Heritage Act 1977, and as such the material is not deemed an unexpected archaeological ‘relic’ as referred to in consent condition C28; and</i></li> <li><i>stated the current exclusion area around the unexpected find is to be removed and all restrictions of relevance to this find are to be lifted.”</i></li> </ul> Accordingly the request to resume works at the site was approved	Conforming

## APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment

Mr Grant Anderson  
Senior Compliance Planning Officer  
Schools Infrastructure NSW  
Level 10, 259 George Street  
SYDNEY NSW 2000

20/05/2022

Dear Mr Anderson

**Kingscliff Public School (SSD-8375620)  
IEA Revised Auditors Approval**

I refer to your request (SSD-8378620-PA-5) for the Secretary's approval of suitably qualified persons to prepare the Independent Environmental Audit (IEA) for the Kingscliff Public School (SSD-8378620).

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

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

- Derek Low;
- Ann Azzopardi; and
- Peter Hatton.

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

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

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

Department of Planning and Environment



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

Yours sincerely

A handwritten signature in black ink that reads "Shelley McPhee".

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

## APPENDIX D – RECORD OF AUDIT PARTICIPANTS

KINGSCLIFF PUBLIC SCHOOL IA1

21/1/2022

PARTICIPANTS

NAME	POSITION	SIGN.
PETER HAYMON	AUDITOR	<i>[Signature]</i>
JASON COOKE	SPM	<i>[Signature]</i>
Laura Goodall	MBB	<i>[Signature]</i>
TONY STEELE	S.M. RCC	<i>[Signature]</i>
Brad Perske	RCC	<i>[Signature]</i>
Blake Bale	HSE Advisor	<i>[Signature]</i>

BRAD - SITE FOREMAN

## APPENDIX E – CONSULTATION RECORDS

**From:** Phillip Rose <Phillip.Rose@planning.nsw.gov.au>  
**Sent:** Wednesday, 1 June 2022 1:51 PM  
**To:** Peter Hatton  
**Cc:** Shelley McPhee; Ann Azzopardi; Derek Low  
**Subject:** RE: Kingscliff Public School Redevelopment - SSD 8378620

Hi Peter,

I thank you for the providing the opportunity for the department to have input into the proposed IEA.

After consideration, the key issues that the Department would like included in the scope of the IEA, are:

- A review of the erosion and sediment controls at the site given the amount of rainfall in recent months.
- A review of the construction hours and traffic management at the site, to ensure all construction activity is consistent with approval.
- A review of the project administrative housekeeping to determine that all plans, programs and strategies required by the consent have been provided or are being addressed.

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

As raised in your email, please conduct the audit in accordance with the Independent Audit – Post Approval Requirements (May 2020).

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

Kind Regards

**Phillip Rose**

**Compliance Officer**

Planning & Assessment | Department of Planning and Environment

T 02 6670 8657 | E [Phillip.Rose@planning.nsw.gov.au](mailto:Phillip.Rose@planning.nsw.gov.au)

PO Box 72 | MURWILLUMBAH NSW 2484




[www.dppe.nsw.gov.au](http://www.dppe.nsw.gov.au)









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






## APPENDIX F – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1, 2, 3	<p>External site signs Compliant with CoC B1</p> <p>No issues</p>	
		
		

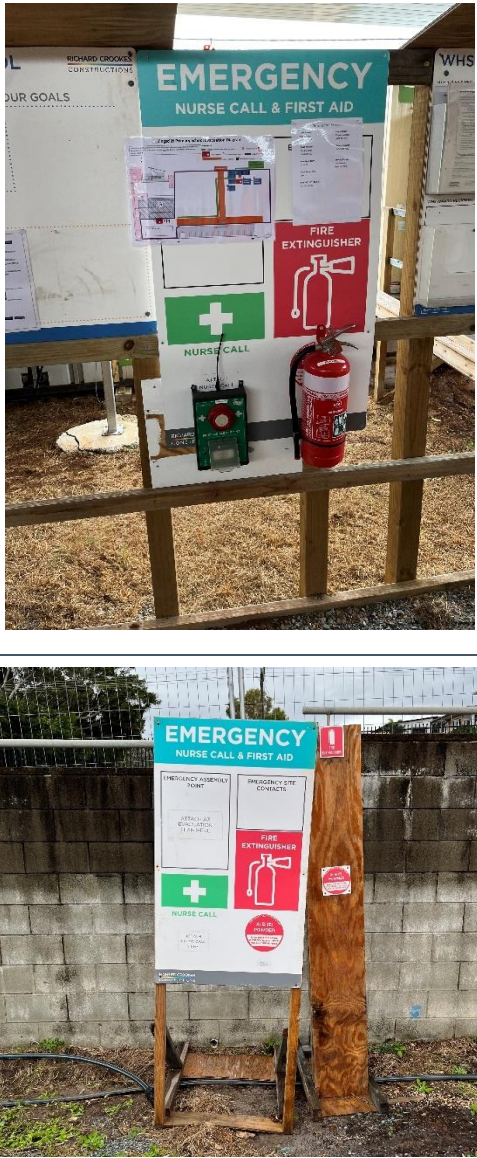

No.	Comment	Photograph
4, 5, 6	<p>Hoarding on construction boundary</p> <p>Adjacent public domain free of obstructions</p> <p>Compliant with CoC C11 and C12</p> <p>No issues</p>	
		
		

No.	Comment	Photograph
7	<p>External roadway – no dirt and dust tracking onto road from the site</p> <p>Compliant with CoC C21(d) and C21(d)</p> <p>No issues</p>	
8	<p>Concrete wash out bin</p> <p>Compliant with CoC C31</p> <p>No issues</p>	
9	<p>Shaker pad on access road to reduce risk of trucks tracking dirt and mud off site –</p> <p>Compliance with C21(c) and C21(d)</p> <p>No issues</p>	

No.	Comment	Photograph
10	<p>Gravel surface on construction site to assist with dust control.</p> <p>Compliant with CoC C20 and CoC C21(a) and C21(e)</p> <p>No issues</p>	
11 and 12	<p>Spill kits – well stocked and clearly labelled and no contamination by general waste.</p> <p>Good practice – no issues</p>	

No.	Comment	Photograph
<p><b>13 and 14</b></p>	<p>Network of sprinklers located at strategic sites across the construction areas to assist with dust control under adverse conditions</p> <p>Compliant with CoC C20</p>	

No.	Comment	Photograph
15	<p>Site of unexpected find isolated in accordance with the Unexpected Finds Procedure</p> <p>Bones uncovered by soil stripping were identified as non-human (probably cattle since the site was previously a dairy farm)</p> <p>Compliant with CoC C25, C26, C27 and C28</p> <p>No issues</p>	
16 and 17	<p>Tree protection zone (TPZ) clearly demarked (signs and paraweb fencing).</p> <p>Compliant with CoC C19</p> <p>No issues</p>	
		

No.	Comment	Photograph
<p><b>18 and 19</b></p> <p>Emergency management nurse call station</p> <p>Compliant with CoC C24</p> <p>No issues</p>		
<p>20</p> <p>Used pallets stacked for re-use / recycling</p> <p>Compliant with Construction Waste Management Plan</p> <p>No issues</p>		



No.	Comment	Photograph
<p><b>21 and 22</b></p>	<p>Waste management Compliant with Construction Waste Management Plan and CoC C 29 No issues</p>	
<p><b>23</b></p>	<p>Weed control by regular vegetation slashing Compliant with Biodiversity Management Sub-plan</p>	

No.	Comment	Photograph
<p><b>24, 25 and 26</b></p>	<p>Erosion and sediment control measures. – three lines of measures – well maintained grass cover, sediment fence and coir logs. Effectiveness demonstrated by nil sediment discharge from the site Compliant with ERSED. No issues</p>	
		
		

No.	Comment	Photograph
27	ERSED control around toe of temporary stockpile	 <p>A photograph showing a large area of brown earth (temporary stockpile) on a construction site. A green geotextile fabric is stretched across the toe of the stockpile, supported by wooden stakes. To the right, a gravel path is bordered by orange and white plastic safety barriers. In the background, there are utility poles, trees, and a white pickup truck parked near a building.</p>
28	Stormwater connection	 <p>A close-up photograph of a narrow trench dug into the ground. The trench is lined with a grey geotextile fabric. Two large, rectangular concrete blocks are placed in the trench, likely to support a pipe or structure. To the right, a line of orange plastic safety barriers runs along the edge of the trench. A red metal barrier is visible on the left side.</p>

## APPENDIX G – DECLARATION FORMS

## Declaration of Independence - Auditor




Project Name:	Kingscliff Public School Redevelopment (SSD 8378620)
Consent Number:	SSD 8378620
Description of Project:	Provision of new and refurbished permanent teaching spaces and core facilities.
Project Address:	12 Orient Street, Kingscliff
Proponent:	NSW Department of Education (Infrastructure Projects)
Title of audit	Independent Audit No. 1
Date:	26/08/22

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

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

**Notes:**

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

Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd

## Declaration of Independence - Auditor



Project Name:	Kingscliff Public School Redevelopment (SSD 8378620)
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I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

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

**Notes:**

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

Name of Auditor:	Peter Hatton
Signature:	
Qualification:	Bachelor of Science (Forestry), Australian National University Diploma in Natural Resources, University of New England, Master of Natural Resources, University of New England Exemplar Global Lead Auditor, Environmental Management Systems – Certificate 208417
Company:	WolfPeak Pty Ltd

