



# INDEPENDENT AUDIT NO. 2 – AUDIT REPORT



**KINGSCLIFF PUBLIC SCHOOL UPGRADE – SSD  
8378620**

**FEBRUARY 2023**

## Authorisation

<b>Author name</b>	Annabelle Tungol	<b>Reviewer / approver name</b>	Steve Fermio
<b>Author position</b>	Lead Auditor	<b>Review position</b>	Auditor / reviewer
<b>Author signature</b>		<b>Reviewer / approver signature</b>	
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**Prepared for:**

School Infrastructure NSW  
Level 8, 259, George Street  
Sydney, NSW 2000

**Prepared by:**

WolfPeak Pty Ltd

**T:** 1800 979 716

**W:** [www.wolfpeak.com.au](http://www.wolfpeak.com.au)

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## EXECUTIVE SUMMARY

The NSW Department of Education – School 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 Blakett, Maguire & Goldsmith Pty Ltd (BM+G).

Conditions C36 to C41 of Schedule 2 of SSD 8378620 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department 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 audits.

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

This Audit Report presents the findings from the second Independent Audit for construction, covering the period from 22 July 2022 to 8 February 2023 (the 'audit period').

Work undertaken during the audit period includes the following:

- Excavating and installing foundations for the two new homebase buildings; and
- Progressing structural works to the buildings.

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

In summary:

- Two non-compliances were identified against CoCs C4 and C5 (related to late finishing concrete works that exceeded the approved hours of work), both of which had been self-reported and closed out at the time of finalising this report
- One observation was made against CoC B17 in relation to the need to revise the Construction Noise and Vibration Management Plan in response to the non-compliances against C4 and C5 that were self-reported by the Project to the Department
- Eighty six (86) CoCs were assessed as compliant
- Eighty six (86) CoCs were assessed as not triggered; and

- All of the findings from the first Independent Audit are considered by the Auditor to be closed.

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

# 1. INTRODUCTION

## 1.1 Project overview

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

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)





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 .

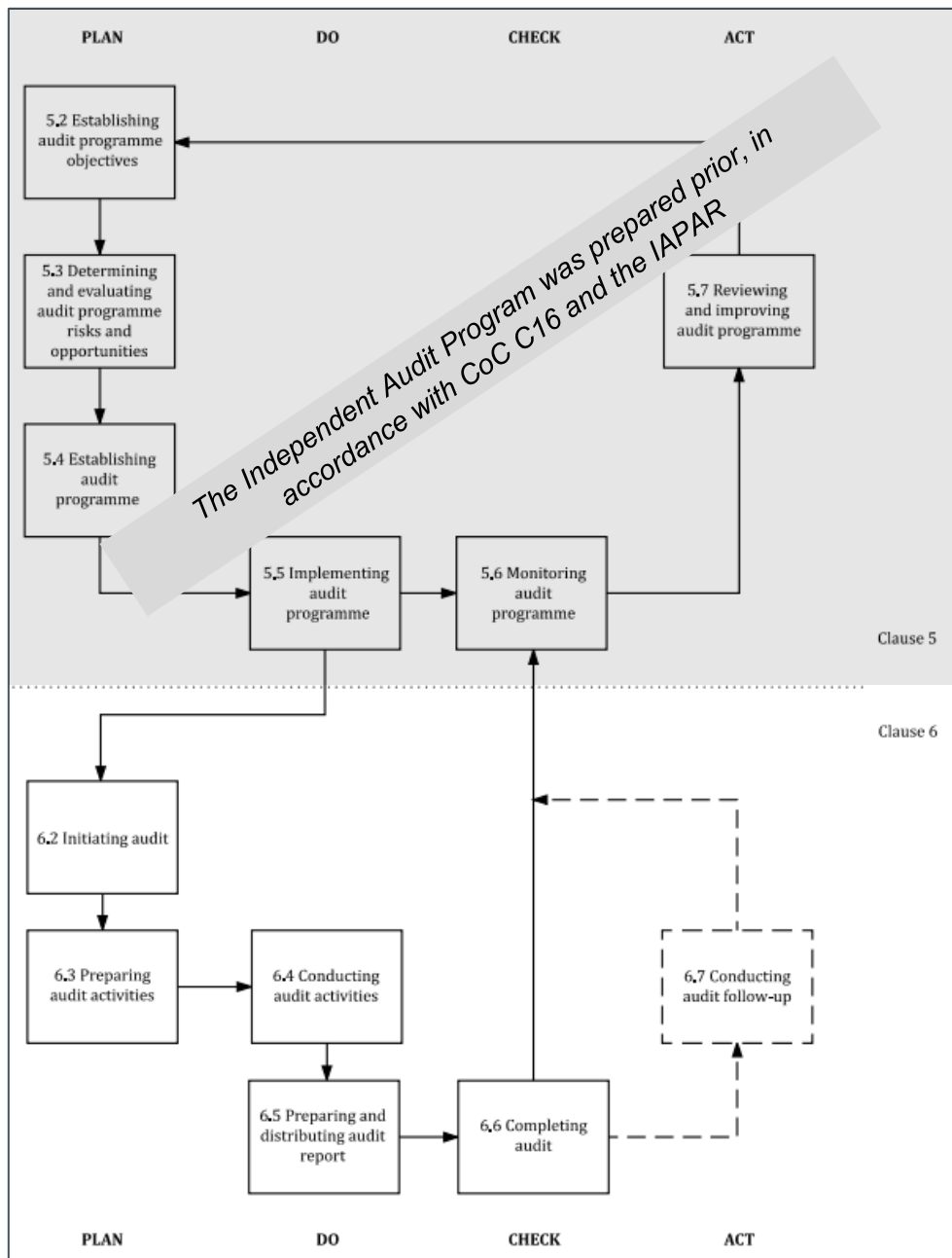


Figure 4: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 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 19 December 2022 the Department advised that the following should be included in the scope of the audit:

- A review of the erosion and sediment controls at the site, especially on the southern side close to neighbouring residents.
- A review of the construction hours and traffic management at the site, to ensure all construction activity is consistent with approval, given the recent out of hours non-compliance

The consultation records are presented in Appendix D.

### 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 3, 16 September 2022
- *Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, December 2022
- *Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, December 2022
- *Construction Waste Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, October 2022
- *Construction Soil and Water Management Sub-Plan – Kingscliff Public School Redevelopment*, Richard Crookes Constructions, September 2022

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

### 2.2.3 Site personnel involvement

The on-site audit activities took place on 8 February 2023. The following personnel took part in the on-site component of the audit:

- Annabelle Tungol, WolfPeak – Auditor
- Jason Cooke, RCC – Senior Project Manager
- Laura Goodall, MBB Group - Project Manager
- Belinda Luther, RCC – Project Coordinator
- Julian Viafara, RCC – WHSE Coordinator; and
- Marc Roberts, RCC – Site Manager.

### 2.2.4 Meetings

During the opening meeting session, held on-site on 8 February 2023, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting session, also held on-site on 8 February 2023, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, timing for finalisation of the audit report and any post-audit actions were confirmed.

### 2.2.5 Interviews

The Auditor conducted interviews during the site inspection 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 8 February 2023 and included an inspection of the site and work activities taking place on the day. Photos are presented in Appendix E.

### 2.2.7 Document review

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

### 2.2.8 Generating audit findings

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

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

## 2.2.9 Compliance evaluation

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

## 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 CEMP and sub plans.

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

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

This section, including Table 2, presents the findings of non-compliance and observations from the audit including the status of findings made in the first audit.

Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A. In summary:

- Two non-compliances were identified against CoCs C4 and C5 (related to late finishing concrete works that exceeded the approved hours of work), both of which had been self-reported and closed out at the time of finalising this report
- One observation was made against CoC B17 in relation to the need to revise the Construction Noise and Vibration Management Plan in response to the non-compliances against C4 and C5 that were self-reported by the Project to the Department
- Eighty six (86) CoCs were assessed as compliant
- Eighty six (86) CoCs were assessed as not triggered; and
- All of the findings from the first Independent Audit are considered by the Auditor to be closed.

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>Status of previously open findings from the first Independent Audit</b>						
8378620_IA1_01	A8	Observation	<p><b>Requirement</b></p> <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:</b></p> <p>A Department 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</p>	Revision 4 of CSWMP includes evidence of consultation with Tweed Shire Council	SINSW September 2022	CLOSED
<b>Findings from the second Independent Audit</b>						
8378620_IA2_01	C4	Non-compliance	<p><b>Requirement</b></p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>b) between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays</p> <p><b>Non-compliance:</b></p> <p>Concrete pouring outside of the approved hours occurred on 15/09/22 and 07/12/22. These were notified to the Department on 21/09/22 and 14/12/22 respectively in accordance with A27.</p>	<p>These non-compliances were self-reported to DPE by the Project Team within the required 7 day period.</p> <p>Construction method amended to accelerate completion of works including adding accelerant compounds to concrete mix to allow finishing to occur quicker</p> <p>Complaints Register indicates no complaints were received regarding work carried out outside the approved hours.</p> <p>No out of hours work conducted after the 2<sup>nd</sup> non-compliance was reported in December 2022.</p>	RCC December 2022	CLOSED
8378620_IA2_02	C5	Non-compliance	<p><b>Requirement</b></p> <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> <ul style="list-style-type: none"> <li>a) between 6pm and 7pm, Mondays to Fridays inclusive; and</li> <li>b) between 1pm and 4pm, Saturdays</li> </ul>	<p>These non-compliances were self-reported to DPE by the Project Team within the required 7 day period.</p> <p>Construction method amended to accelerate completion of works including adding</p>	RCC December 2022	CLOSED



Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
			<p><b>Non-compliance:</b></p> <p><b>Concrete pouring outside of the approved hours occurred on 15/09/22 and 07/12/22. These were notified to the Department on 21/09/22 and 14/12/22 respectively in accordance with A27.</b></p>	<p>accelerant compounds to concrete mix to allow finishing to occur quicker</p> <p>Complaints Register indicates no complaints were received regarding work carried out outside the approved hours.</p> <p>No out of hours work conducted after the 2nd non-compliance was reported in December 2022</p>		
8378620_IA2_03	B17	Observation	<p><b>Requirement</b></p> <p><i>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</i></p> <p><i>(a) be prepared by a suitably qualified and experienced noise expert;</i></p> <p><i>(b) address the recommendations of the Noise and Vibration Impact Assessment dated 6 May 2021 and prepared by Acoustic Works;</i></p> <p><i>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009)</i></p> <p><i>(d) describe the measure to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</i></p> <p><i>(e) include strategies that have been developed with the community for managing high noise generating works;</i></p> <p><i>(f) describe the community consultation undertaken to develop the strategies in condition B17(e);</i></p> <p><i>(g) include a complains management system that would be implemented for the duration of the construction; and</i></p> <p><i>(h) include a program to monitor and report to the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14</i></p> <p><b>Observation:</b></p> <p><b>Considering the non-compliances against C4 and C5 that occurred during the audit period it is recommended that the Construction Noise and Vibration Management Plan be reviewed to ensure that it encapsulates the additional mitigation measures identified in SINSW's letter to DPE of 21 September 2022 notifying them of the non-compliances (related to late finishing concrete works) that occurred on 15 September 2022. These additional measures included:</b></p> <ul style="list-style-type: none"> <li><b>Notifying any affected residents as soon as it is identified that works are expected to continue beyond the approved hours and in accordance with Condition C7.</b></li> </ul>	<p>Revise CNVMP to include the additional mitigation measures proposed in their non-compliance notification to DPE on 15/9/22</p>	<p>RCC</p> <p>Within three months of submission of this Audit Report</p>	OPEN

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
			<ul style="list-style-type: none"> <li>• Amended construction methodology to accelerate completion of the works including adding accelerant compounds to concrete mix to allow finishing to occur quicker</li> <li>• Trowelling machines used periodically to ensure suitable finish is achieved with a broom finish</li> <li>• During down periods while waiting for the concrete to finish, labour is returned to the crib rooms.</li> <li>• Task lighting installed and positioned to face away from affected residents</li> </ul>			

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

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

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

The implementation of the CEMP and sub plans was evaluated as part of the assessment of compliance with the CoC as detailed in Appendix A. Given the non-compliances with C4 and C5 that were self-reported during the audit period, it is recommended that the Construction Noise and Vibration Management Plan be reviewed to ensure that it encapsulates the additional mitigation measures identified in SINSW's letter to DPE of 21 September 2022 notifying them of the non-compliances with C4 and C5 that occurred on 15 September 2022. These additional measures included:

- Notifying any affected residents as soon as it is identified that works are expected to continue beyond the approved hours and in accordance with Condition C7
- Amended construction methodology to accelerate completion of the works including adding accelerant compounds to concrete mix to allow finishing to occur quicker
- Trowelling machines used periodically to ensure suitable finish is achieved with a broom finish
- During down periods while waiting for the concrete to finish, labour is returned to the crib rooms, and
- Task lighting installed and positioned to face away from affected residents

Other than the above, which is raised as an Observation against CoC B17 in this audit, it is concluded that the 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 however the Department sent two requests for information on 15 December 2022, relating to two concrete pour notifications as follows:

- Concrete Pour that occurred out of hours on 15 September 2022, Notification provided on 21 September 2022; and
- Concrete Pour that occurred out of hours on 7 December 2022, Notification provided on 14 December 2022.

RCC responded on 15 December 2022 for the event on 7 December 2022 but not for the one on the 15 September 2022. The Department followed up the response in an email dated 30 January 2023 and 6 February 2023 giving RCC until 7 February to response.

RCC responded on 7 February noting there was no noise monitoring conducted in September 2022 however, a sound monitoring compliance report was submitted to the Department for the

noise monitoring conducted in November 2022. As concluded by the ENV Consultants in the sound monitoring report, based on the monitoring results and the number of received complaints, ENV considers the implemented controls are sufficient for the ongoing construction and demolition works. Works can continue provided all required controls within the Construction Noise and Vibration Management Sub Plan remain in place.


RCC is waiting for the latest response from the Department at the time of site inspection of this audit.



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

#### 3.5.1 Departmental Requirements

The Department advised that the matters identified in Table 3 were to be included in the audit scope. The findings and any further actions required in relation to these are detailed in Table 3.

Table 3: Findings in relation to issues raised by DPE

DPE Requirements	Audit Findings	Further Action
<p>A review of the erosion and sediment controls at the site, especially on the southern side close to neighbouring residents</p>	<p>A dual sediment fence has been erected along the perimeter adjacent to the residents, with the added measure of the batter being vegetated/grassed and pit drains were also protected.</p> 	<p>Not required</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, given the recent out of hours non-compliances</p>	<p>No noise complaints have been made regarding work conducted outside of regular hours, except for the concrete pouring process which experienced some delays and were reported to the Department within the required timeframes. As advised in the notifications, a number of measures have been implemented to avoid any recurrence of the out of hours work breaches on the Project.</p> <p>The required traffic controls and signage were installed at Sutherland Road. There were no construction vehicles parked along Orient Street. Roads were also free from mud tracking.</p> 	<p>Not required</p>

DPE Requirements	Audit Findings	Further Action
		

### 3.6 Complaints

A Complaints Register (last revision dated January 2023) is being maintained for the entire KPS development. A review of the register indicated that one complaint was recorded during the audit period related to lighting (14 November 2022). The Auditor considers the handling of that complaint to be adequate. The Complaints Register is published on the Project website found at:

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-public-school/2023/jan/Complaints\\_Register\\_-\\_KPS\\_-\\_January\\_2023.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/k/kingscliff-public-school/2023/jan/Complaints_Register_-_KPS_-_January_2023.pdf)

### 3.7 Incidents

On 7 February 2023 an environmental incident that occurred on 1 February 2023 was notified to the Department. The incident involved an overflow from the site bathroom sewer tank onto surrounding grass. It is understood that the areas was cleaned with disinfectant and that the overflow was contained on the grassed area and did not impact on any waterways.

### 3.8 Actual versus predicted impacts

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

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

Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Construction commenced on 13 June 2022. Works completed during the audit period comprised:

- Excavating and installing foundations for the two new homebase buildings; and
- Progressing structural works to the buildings.

Given that only one complaint from the community has occurred which was related to lighting, one minor environmental incident reported and no formal regulatory action has been taken to the knowledge of the Auditors, the environmental impacts are considered minor and, qualitatively, well within those predicted by the EIS and RtS.

## 4. CONCLUSIONS

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 CoCs C4 and C5 (related to late finishing concrete works that exceeded the approved hours of work), both of which had been self-reported and closed out at the time of finalising this report
- One observation was made against CoC B17 in relation to the need to revise the Construction Noise and Vibration Management Plan in response to the non-compliances against C4 and C5 that were self-reported by the Project to the Department
- Eighty six (86) CoCs were assessed as compliant
- Eighty six (86) CoCs were assessed as not triggered; and
- All of the findings from the first Independent Audit are considered by the Auditor to be closed.

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



## 5. LIMITATIONS

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

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

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

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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

## **APPENDIX A – SSD-8378620 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<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.	The evidence referred to elsewhere in this Audit Table. Site Inspection and Interview with auditees on 8/02/23. Appendix F Photos	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances on out-of-hours work due to concrete pouring overtime referred to in this audit table that was self-reported by the Applicant refer to C4 & C5 and the overflowed sewer tank, which was reported to the Department on 1 February 2023, refer to condition A25 & A26.  Overall, the project team demonstrated good environmental performance in implementing the following activities: <ul style="list-style-type: none"> <li>- Full site shutdown based on unexpected finds in June/July 2022. While the management plan only required a specific area to cease works until the Planning Secretary provided written approval to proceed – the project chose to shut down the entire SSDA works due to the nature of the unexpected finds (bones).</li> <li>- Period of noise monitoring following OOH works. This was undertaken to re-establish baseline levels and understand the impacts of typical construction activities to prevent the re-occurrence of non-compliances.</li> <li>- Weekly/ Fortnightly Toolbox information sessions were held with RCC staff to ensure awareness/ compliance of our Management Plans</li> <li>- Direct engagement with local residents once the site was aware if they would exceed their normal hours of operation – to inform residents that work will be conducted outside the normal working hours.</li> <li>- Ensured project Arborist was on site and inspected the tree prior to agreed pruning to ensure no fauna/ nests were impacted.</li> <li>- Worked closely with RAP/ Aboriginal parties during excavations to ensure any potential archaeological finds are identified immediately to enable them to be assessed by Heritage Consultants.</li> <li>- Senior PM and Project Coordinator are directly involved with Management Plan reviews – to ensure they are more specific to the site requirements.</li> </ul>	Compliant
<b>Terms of Consent</b>				
A2	The development may only be carried out: <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>	The evidence is referred to elsewhere in this audit table. Site Inspection and Interview with auditees on 8/02/23. Notice of Decision for SSD-8378620 dated 15/02/22. Development Consent, SSD-8378620, 15/02/2022 Kingscliff Public School, Environmental Impact Statement for State Significant	The was one (1) non-compliance working outside normal hours) that covers two conditions C4 & C5, identified by the contractor during this audit period and the Department was notified within 7 days. Also an incident overflowed sewer tank was reported to the Department on 1 February 2023, refer to condition A25 & A26.  Other than the above, compliance is being achieved in the majority of conditions, and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.  Development was observed to be carried out generally in accordance with the EIS, RtS, and additional information provided in support of the application.	Compliant

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	<p><b>Architectural drawings prepared by Bickerton Masters or SJB Architects</b></p> <table border="1"> <thead> <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; Home Bases – Floor Plans and Roof Plan</td><td>25.05.2021</td></tr> <tr><td>A-1-0401</td><td>1</td><td>Building 1 – Library &amp; Home Base – Reflected Ceiling Plan - Ground</td><td>04.06.2021</td></tr> <tr><td>A-1-0501</td><td>1</td><td>Building 1 – Library &amp; 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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>Site Inspection and Interview with auditees on 8/02/23.</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-</p>	<p>DPE visited the site on 13 December 2022 with no issues raised.</p> <p>NSW Planning sent 2 RFI's on 15 December 2022, relating to two concrete pour notifications as follows;</p> <ul style="list-style-type: none"> <li>Concrete Pour that occurred out of hours on 15 September 2022, Notification provided on 21 September 2022; and</li> <li>Concrete Pour that occurred out of hours on 7 December 2022, Notification provided on 14 December 2022.</li> </ul> <p>Richard Crookes responded on 15 December 2022 for the event on 7 December 2022 but not on the 15 September 2022. The</p>	Compliant																																																																																																																

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		<p>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>The above requirements were closed out during the audit period.</p> <p>Kingscliff Public School Environmental Monitoring Sound Monitoring Compliance Report 12 Orient Street, Kingscliff, NSW 2487 16 December 2022</p>	<p>Department followed up the response on email dated 30 January 2023 and 6 February 2023 giving the Richard Crookes until 7 February to respond.</p> <p>Richard Crookes responded on 7 February noting there was no noise monitoring conducted in September 2022 however, a sound monitoring compliance report was submitted to the Department for the noise monitoring conducted in November 2022. As concluded by the ENV Consultants in the sound monitoring report, Based on the monitoring results and the number of received complaints, ENV consider the implemented controls are sufficient for the ongoing construction and demolition works. Works can continue provided all required controls provided within the Construction Noise and Vibration Management Sub Plan remain in place.</p> <p>Richard Crookes is waiting for the latest response from the Department at the time of site inspection of this audit.</p>	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict		Noted. This audit assesses compliance with the current conditions. No conflicts identified.	Not triggered
<b>Limit of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Site Inspection and Interview with auditees on 8/02/23.</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.	<p>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Part 6, Division 8A of the EP&amp;A            BCA Crown Certificate from Blackett, Maguire and Goldsmith dated 15/02/22</p>	<p>Part 6, Division 8A of the EP&amp;A relates to prescribed conditions for:</p> <ul style="list-style-type: none"> <li>Compliance with the BCA</li> <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> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> <li>Shoring and adjoining properties (no properties are adjoined to the Project).</li> </ul> Compliance with relevant requirements has been verified by the Principal Certifier	
<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.	Site Inspection and Interview with auditees on 8/02/23.	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>	Site Inspection and Interview with auditees on 8/02/23.  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>  Letter from DPE dated 14/06/22 re Kingscliff Public School Redevelopment (SSD-8378620) Construction Environmental Management & Sub-plans, Conditions B15-B20 & B23.  Minutes of meetings and presentation with Project Reference Group 12/09/21  Construction Traffic Management Plan Rev 12, 26 January 2023  CTMP Rev 12, Appendix I Email Thread from Tweed Council Re Permit	DPE Letter acknowledged that TfNSW and Tweed Shire Council were consulted in the preparation of the Construction Traffic and Pedestrian Management Sub-plan.  Consultation with Council with regards to the CTMP (Revision 12) was conducted and evidence was attached in the appendix of the plan.	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).	Site Inspection and Interview with auditees on 8/02/23.  Crown Certificate CRO-22026	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> </ul>	Site Inspection and Interview with auditees on 8/02/23.  Refer to A9.	Refer to A9.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site Inspection and Interview with auditees on 8/02/23.	Refer to A9.	Not triggered
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Site Inspection and Interview with auditees on 8/02/23. Site Inspection and Interview with auditees on 8/02/23. Refer to A9.	Refer to A9.	Not triggered
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	Site Inspection and Interview with auditees on 8/02/23. Preliminary Construction Management Plan	The project is in the first phase of construction comprising: <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> 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.	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.	Site Inspection and Interview with auditees on 8/02/23. Preliminary Construction Management Plan	CoC was 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.	Site Inspection and Interview with auditees on 8/02/23. Preliminary Construction Management Plan	CoC was 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	Site Inspection and Interview with auditees on 8/02/23.	Noted No strategies, plans or programs suspended or updated during the audit period	Not triggered
<b>Structural Adequacy</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Crown Certificate (CRO-22026) issued on 15/02/2022.</p> <p>Project Advice Notice (PAN) from ACOR Consultants to RCC dated 10/03/22.</p>	<p>Compliance with relevant requirements has been verified by the Principal Certifier</p> <p>Crown Certificate (CRO-22026) issued on 15/02/2022 for following scope:</p> <p>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.</p> <p>The PAN certifies that the project complies with the following Australian Standards:</p> <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	<p>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Crown Certificate (CRO-22026) issued on 15/02/2022.</p> <p>Aconex transmission from BMG to RCC re KPS B4 External Walls and Finishes</p>	Compliance with relevant requirements has been verified by the Principal Certifier	Compliant
<b>External Materials</b>				
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> <li>the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ol>	<p>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Letter to BMG from RCC dated 18/03/21.</p> <p>Crown Certificate (CRO-22026) issued on 15/02/2022.</p> <p>Aconex transmission from BMG re external walls and finishes</p> <p>Wall System Disclosure Certificate dated 19/05/22:</p> <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>	<p>Compliance with relevant requirements has been verified by the Principal Certifier</p> <p>The auditees stated that no variations have been made to the external colours, materials and finishes of the buildings noted in the approved plans referenced in Condition A2.</p> <p>Documentation demonstrates compliance with the CoC</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<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.	Site Inspection and Interview with auditees on 8/02/23.  CEMP and sub-plans (B15, B16, B17, B18, B19, B20, B21)	The project plans appear to reference the current versions of guidelines, protocols, Standards or policies.  Compliance with relevant requirements has been verified by the Principal Certifier	Compliant
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them	Site Inspection and Interview with auditees on 8/02/23.  Noise and Vibration Management Plan Rev 4 December 2022	Refer to A3.  <b>Note:</b> Waiting for the Department satisfaction with regards to the response submitted by Richard Crookes on 7 February 2023 for the September 2022 out of hours incident RFI.	Compliant
<b>Monitoring and Environmental Audits</b>				
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&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>	Site Inspection and Interview with auditees on 8/02/23.  Noise and vibration Management Plan revision 4 Appendix C Sound Monitoring Compliance Report December 2022.	The relevant section of the EP& A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.  This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements  Noise monitoring was conducted in the month of November 2022 after the OOHW issues self-reported to DPE and sound monitoring compliance report was also attached in the updated NVMP rev 4.	Compliant
<b>Access to Information</b>				
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  (a) make the following information and documents (as they are obtained or approved) publicly available on its website:  (i) the documents referred to in condition A2 of this consent;  (ii) all current statutory approvals for the development;  (iii) all approved strategies, plans and programs required under the conditions of this consent;  (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;  (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;  (vi) a summary of the current stage and progress of the development;  (vii) contact details to enquire about the development or to make a complaint;  (viii) a Complaints Register updated monthly;  (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to any recommendations in any audit report;  (x) any other matter required by the Planning Secretary; and	Site Inspection and Interview with auditees on 8/02/23.  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>  Kingscliff Public School EIS for SSD 8378620)  Documents available on the website: <ul style="list-style-type: none"><li>• External link to 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 January 2023,</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</li></ul>	All of the required information and documents are included on the project's website.  Documents available on the website generally comply with the requirements of the CoC.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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>CSWMP, KPS BMP, KPS CWTS, KPS AHMP, KPS HMMP,</p> <ul style="list-style-type: none"> <li>Community Communications Strategy</li> <li>IA1 audit report (dated 5/9/22) and proponent response to report dated 21/9/22.</li> <li>Project update Dec 22</li> <li>Noise and Vibration Management Plan with Sound Monitoring Compliance Report December 2022</li> <li>CTMP Revision 12</li> </ul>		
<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>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Site induction Presentation updated in 30/11/2022.</p> <p>Project Site Induction records in Hammertech sighted evidence personnel inducted from 1 January to 4 February 2023.</p>	<p>Project induction agenda includes all relevant requirements i.e., white card and industry licenses. Records match with the existing site personnel.</p> <p>Compliant with CoC</p>	Compliant
<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.	<p>Email and letter notification to the Department dated 1 February 2023 – PA-22</p> <p>SINSW letter to Department notifying them of incident on 1/2/23 dated 7/2/23</p>	SINSW notified the Department on the day of the incident regarding a site toilet sewer tank overflow. This is compliant with the requirements of the condition	Compliant
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	7 day Incident Report dated 7 February 2023 – PA-23	<p>A 7 day incident report was submitted to the Department on 7 February 2023. The report includes the information required by Appendix 2.</p> <p>The 30 day report falls outside the audit period</p>	Compliant
<b>Non-compliance Notification</b>				
A27	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	<p>N Site Inspection and Interview with auditees on 8/02/23.</p> <p>NC with C4 &amp; C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal.</p> <p>NC with C4 &amp; C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal.</p> <p>NC with A23 &amp; B38 (the project team became aware of these on 16/8/22) notified DPE on 23/8/22 via major project portal</p>	<p>There were two non-compliances reported during this audit period September 2022 to February 2023 which relates to the following condition and have been reported to DPE within timeframe:</p> <ul style="list-style-type: none"> <li>Non-compliance with Condition C4-C5. The non-compliance relates to concrete pouring on 15/09/2022 carried out beyond the approved hours (6pm) where noise would exceed 5dB above background noise.</li> <li>Non-compliance with Condition C4-C5. The non-compliance relates to concrete pouring on 7/12/2022 carried out beyond the approved hours (6pm) where noise would exceed 5dB above background noise.</li> </ul> <p>The above non-compliances were now considered closed by the contractor. However, request for information from the DPE were noted to be addressed by the Applicant.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>The previous non-compliances raised during the IA1 such as the following were already addressed and closed out.:</p> <ul style="list-style-type: none"> <li>- The non-compliance for A23 relates to inclusion of the Development Consent on the project website. This was rectified immediately with a hyperlink to the Planning Portal added to the project website library. This was raised during the first Independent Audit on 16/08/2022.</li> <li>- The non-compliance for B38 relates to evidence of qualifications of consultants undertaking site investigations to determine if the site is contaminated by organochloride pesticides. The consultant has been requested to provide their accreditation to demonstrate compliance with this condition by 6th September 2022.</li> </ul>	
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<p>Site Inspection and Interview with auditees on 8/02/23.</p> <p>NC with C4 &amp; C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal.</p> <p>NC with C4 &amp; C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal.</p> <p>NC with A23 &amp; B38 (project team became aware of these on 16/8/22) notified to DPE on 23/8/22 via major project portal</p>	Non-compliance notifications contain the required information in the major project portal submission and letters providing details of the events	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Site Inspection and Interview with auditees on 8/02/23.	Noted. Refer to condition A25 & 26 incidents. Incidents were reported separately in accordance with this requirement.	Compliant
<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>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Aconex Reference No RCC-Advice-000013. RCC notifies Certifier of review of plans on 8/9/22 following IA1 by 21/12/22.</p> <p>Letter to DPE from SINSW dated 20/12/22 submitting revised CEMP, CTPMSP, CNVMSP, CWMSP, CSWMSP and CWTS for information and major project portal receipt of documentation dated 11/1/23.</p> <p>Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21:</p> <ul style="list-style-type: none"> <li>- B15 Construction Environmental Management Plan Kingscliff Public School Redevelopment SSD-8378620 September 2022 Rev 3</li> </ul>	<p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>- B16 Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 12 15/12/2022</li> <li>- B17 Construction Noise And Vibration Management Sub Plan (CNVMSP) December 2022 Rev 4</li> <li>- B18 Construction Waste Management Sub Plan (CWMSPP) October 2022 Rev 3</li> <li>- B19 Construction Soil and Water Management Plan Sept 2022 Rev 4</li> <li>- B23 Construction Worker Transportation Strategy 10 October 2022 Rev 2</li> </ul>		
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Site Inspection and Interview with auditees on 8/02/23.</p> <p>Certifier notification and submission of the updated plans dated 19 December 2022</p> <p>Updated management plans were submitted to the Department on 11 January 2023.</p>	<p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant
<b>Compliance Reporting</b>				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Site Inspection and Interview with auditees on 8/02/23.	As per subject DPE guidelines there is no requirement for a Compliance Report to be submitted until the commencement of operations. Independent Audit is being conducted as per IAPAR 2020 schedule.	Not triggered
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.	Site Inspection and Interview with auditees on 8/02/23.	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.	Site Inspection and Interview with auditees on 8/02/23.	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.	Site Inspection and Interview with auditees on 8/02/23.	<p>Project is in construction Stage 1</p> <p>Requirement for annual operational compliance reporting not triggered during the audit period</p>	Not triggered
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site Inspection and Interview with auditees on 8/02/23  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, 8/02/23	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 practicing Structural Engineer that demonstrates compliance with this development consent.	Site Inspection and Interview with auditees on 8/02/23  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	Compliance with relevant requirements has been verified by the Principal Certifier	Compliant
<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.	Site Inspection and Interview with auditees on 8/02/23  Letter from SINSW to DPE dated 19/05/22 "Kingscliff Public School (SSD 83786290): Submission Certifier Acceptance in accordance with Condition B4"  Certification dated 19/05/22 for External Wall System Disclosure Statement (Design) and External Wall Components (Type A and B Construction)  Email from DPE to SINSW dated 23/05/22 acknowledging receipt of Kingscliff PS 8378620 – Submit B4	Compliance with relevant requirements has been verified by the Principal Certifier	Compliant
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
B5	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</li> <li>c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</li> </ul>	Site Inspection and Interview with auditees on 8/02/23  Public Infrastructure Condition / Dilapidation Report 25/02/22  SINSW Post Approval Consultation Record with Council for public infrastructure along Orient and Sutherland Street  Dilapidation video	No request from DPE for a copy of the Pre-construction Dilapidation Report was made during the audit period.  Documentation demonstrates compliance with CoC	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Aconex transmission from RCC to BMG		
<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.	Site Inspection and Interview with auditees on 8/02/23  Offers of Pre-construction Inspection dated 25/2/22	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.	Site Inspection and Interview with auditees on 8/02/23  Letter of offer to residents from Childs Property Inspections dated 25/02/22 d.  Website <a href="http://www.childspropertyinspections.com.au">www.childspropertyinspections.com.au</a>	Website indicates more than 24 years in undertaking dilapidation surveys and reports by the expert  Evidence demonstrates compliance with CoC	Compliant
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:  (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;  (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and  (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Site Inspection and Interview with auditees on 8/02/23  Letters of offer to surrounding residents (01/02/2022) for pre-construction inspections  Aconex transmission from RCC to BMG including property dilapidation reports.  Dilapidation Reports for relevant properties  SINSW Post Approval Consultation Record  Internal RCC emails dated 07/03/22 and 08/03/22	Letters of offers of pre-construction surveys were sent to: <ul style="list-style-type: none"><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><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	Compliant
<b>Community Communication Strategy</b>				
B9	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.  The Community Communication Strategy must:  a) identify people to be consulted during the design and construction phases;  b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;  c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;  d) set out procedures and mechanisms:  i. through which the community can discuss or provide feedback to the Applicant;  ii. through which the Applicant will respond to enquiries or feedback from the community; and	Site Inspection and Interview with auditees on 8/02/23  KPS Community Communication Strategy (CCS). Version 2 dated 13/9/22.  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.  The CCS is being reviewed this month February 2023.  Pro-activeness on notifying community whenever a potential OOHW works due to pouring occur.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> <li>e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage</li> </ul>			
<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> <ul style="list-style-type: none"> <li>a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>b) seeking approval from the Planning Secretary for an alternative certification process</li> </ul>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Green Star advice that KPS is registered for Green Star – Design &amp; As Built v1.3 on 22/12/21.</p> <p>Aconex transmission from MBB to BMG and RCC dated 04/05/22 confirming Green Star registration</p>	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>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Indigeco KPS Photographic Archival Report May 22</p> <p>CR3_RAW images May 2022</p> <p>Letter to DPE dated 24/05/22 advising submission of Heritage Photographic Archival Recording in accordance with CoC B11</p> <p>Email from MBB to Council dated 24/05/22 with link to relevant documents for the archival recording.</p> <p>Advice from DPE dated 25/05/22 confirming receipt of documents pertaining to CoC B11</p>	Documents demonstrate compliance with CoC	Compliant
<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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction schedule</p>	Not yet triggered during this audit.	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>Site Inspection and Interview with auditees on 8/02/23</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>	Documentation demonstrates compliance with CoC B13	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<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>		
<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.Dlanninacortal.nsw.aov.au/maior-Droiects/assessment/oost-aDDroval">https://www.Dlanninacortal.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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21:</p> <ul style="list-style-type: none"> <li>- B15 Construction Environmental Management Plan Kingscliff Public School Redevelopment SSD-8378620 September 2022 Rev 3</li> <li>- B16 Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Rev 12 15/12/2022</li> <li>- B17 Construction Noise and Vibration Management Sub Plan (CNVMSP) December 2022 Rev 4</li> <li>- B18 Construction Waste Management Sub Plan (CWMSP) October 2022 Rev 3</li> <li>- B19 Construction Soil and Water Management Plan Sept 2022 Rev 4</li> <li>- B23 Construction Worker Transportation Strategy 10 October 2022 Rev 2</li> </ul>	<p>Plans were prepared having 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> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant
<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> </ul>	<p>Site Inspection and Interview with auditees on 8/02/23</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</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> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9 b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (e) Construction Noise and Vibration Management Sub-Plan (see condition B17); (f) Construction Waste Management Sub-Plan (see condition B18); (g) Construction Soil and Water Management Plan (see condition B19); and (h) Biodiversity Management Sub-Plan (see condition B20)	Management Plans and Sub-plans in accordance with Conditions B13, B15, B16, B17, B18, B19, B20, B23, B24  Aconex transmission from RCC to BMG advising submission of CEMP and sub-plans B15, B16, B17, B18, B19, B20, B23, B24  Email from DPE to SINSW dated 20/04/22 advising receipt of documents.  Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21.  B15 Construction Environmental Management Plan Kingscliff Public School Redevelopment SSD-8378620 September 2022 Rev 3	Revised plans were submitted to DPE on 11 January 2023 (PA-21)	
B16	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:  (a) be prepared by a suitably qualified and experienced person(s);  (b) be prepared to the satisfaction of Council's Traffic and Transport Manager and TfNSW; and  (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;  (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  (e) detail heavy vehicle routes, access and parking arrangements	Site Inspection and Interview with auditees on 8/02/23  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)  Email from DPE to SINSW acknowledging receipt of the TPMP.  Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21:  B16 Construction Traffic And Pedestrian Management Sub Plan (CTPMSP) Rev 12 15/12/2022	Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information under conditions B15 and B23 of SSD-8378620  The following are noted: <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> Section 12.17 addresses heavy vehicle and delivery plant haulage route Documentation demonstrates compliance with CoC.  The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).  Revised plans were submitted to DPE on 11 January 2023 (PA-21)	Compliant
B17	The <b>Construction Noise and Vibration Management Sub-Plan</b> must address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced noise expert;  (b) address the recommendations of the Noise and Vibration Impact Assessment dated 6 May 2021 and prepared by Acoustic Works;  (c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009)  (d) describe the measure to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Site Inspection and Interview with auditees on 8/02/23  Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Noise and Vibration Management Plan  Email from DPE to SINSW acknowledging receipt of the CNVMP.	Letter from DPE to SINSW acknowledges receipt of CEMP and supporting sub-plans for information.  Table 1 of the CNVMP demonstrates compliance with CoC B17  The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).  Revised plans were submitted to DPE on 11 January 2023 (PA-21)  <b>Observation:</b>  <b>Considering the non-compliances against C4 and C5 that occurred during the audit period it is recommended that the</b>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B17(e);</p> <p>(g) include a complains management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program to monitor and report to the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14</p>	<p>Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21:</p> <p>B17 Construction Noise and Vibration Management Sub Plan (CNVMSP) December 2022 Rev 4</p>	<p><b>Construction Noise and Vibration Management Plan be reviewed to ensure that it encapsulates the additional mitigation measures identified in SINSW's letter to DPE of 21 September 2022 notifying them of the non-compliances (related to late finishing concrete works) that occurred on 15 September 2022. These additional measures included:</b></p> <ul style="list-style-type: none"> <li><b>Notifying any affected residents as soon as it is identified that works are expected to continue beyond the approved hours and in accordance with Condition C7.</b></li> <li><b>Amended construction methodology to accelerate completion of the works including adding accelerant compounds to concrete mix to allow finishing to occur quicker</b></li> <li><b>Trowelling machines used periodically to ensure suitable finish is achieved with a broom finish</b></li> <li><b>During down periods while waiting for the concrete to finish, labour is returned to the crib rooms.</b></li> <li><b>Task lighting installed and positioned to face away from affected residents</b></li> </ul>	
B18	<p>The <b>Construction Waste Management Sub-Plan (CWMSWP)</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>Site Inspection and Interview with auditees on 8/02/23</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 CWMSWP.</p> <p>Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21:</p> <p>B18 Construction Waste Management Sub Plan (CWMSWP) October 2022 Rev 3</p>	<p>Letter from DPE to SINSW acknowledges receipt of CWMSWP and supporting sub-plans for information.</p> <p>Table 1 of the CWMSWP demonstrates compliance with CoC B18</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	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</p>	<p>Site Inspection and Interview with auditees on 8/02/23</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>Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with</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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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>the following SSD Conditions on 11 January 2023 _PA-21:</p> <p>B19 Construction Soil and Water Management Plan Sept 2022 Rev 4</p> <p>Letter from DPE to SINSW acknowledges receipt of CSWMP and supporting sub-plans for information</p>	<p>(b) it includes measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site</p> <p>(c) it describes all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the 'Blue Book'</p> <p>Note – acid sulphate soils not encountered on site.</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p> <p>Table 1 of the CBMSP demonstrates compliance with CoC B19</p>	
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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Biodiversity Management Sub-Plan (CBDMSP) dated May 2022</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Biodiversity Management Sub-Plan</p> <p>Tree Impact Assessment Report dated July 2022</p> <p>Email from DPE to SINSW acknowledging receipt of the BDMSP.</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Biodiversity Management Sub-Plan</p>	<p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant
B21	<p>A <b>Driver Code of Conduct</b> must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>b) minimise conflicts with other road users;</p> <p>c) minimise road traffic noise; and</p> <p>d) ensure truck drivers use specified routes.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Driver Code of Conduct</p> <p>Site Induction – Driver Code of Conduct</p> <p>CTPMP – Appendix F – Heavy Vehicle Driver Code of Conduct</p> <p>Email from DPE to SINSW acknowledging receipt of the CTPMP.</p> <p>Updated CTMP</p>	<p>The Code of Conduct is presented to plant operators at site induction via "Sign to Accept" form. Acceptance of the form is mandatory.</p> <p>The Code:</p> <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> <p>The documentation demonstrates compliance with the CoC.</p> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Construction Access Arrangements</b>				
B22	<p>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:</p> <p>(a) all vehicles must enter and leave the site in a forward direction.</p> <p>(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</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Worker Transportation Strategy (CWTS)</p> <p>Email from DPE to SINSW acknowledging receipt of the CWTS.</p> <p>Construction Worker Transportation Strategy (March 2022)</p> <p>Refer to Appendix E Photos.</p>	<p>Section 2 of the CWTS addresses worker parking arrangements. The strategy has designated streets surrounding the construction site as "no construction parking zones".</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant
<b>Construction Parking</b>				
B23	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby 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.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>DPE acknowledgement of lodgement 20 April 2022</p> <p>Aconex transmission from RCC to MMG dated 16 May 2022</p> <p>Major project portal DPE notification receipt for review of management plans dated 28/9/22, submitted the following management plans in accordance with the following SSD Conditions on 11 January 2023 _PA-21:</p> <p>B23 Construction Worker Transportation Strategy 10 October 2022 Rev 2</p>	<p>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.</p> <p>A copy of the strategy was provided to the Planning Secretary for information.</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant
<b>Aboriginal Heritage Management Plan</b>				
B24	<p>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:</p> <p>(a) be prepared by suitability qualified and experienced persons;</p> <p>(b) be prepared in consultation with Registered Aboriginal Parties;</p> <p>(c) include a methodology for an archaeological excavation program of the site with consideration to understanding site characteristics and local and regional prehistory;</p> <p>(d) include a description of the measures that would be implemented for:</p> <ol style="list-style-type: none"> <li>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>salvaging and relocating the Aboriginal heritage items located within the approved development footprint;</li> <li>salvaging, relocating, or avoiding any Aboriginal heritage items located within the approved development footprint identified during test excavations of the site;</li> </ol>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Aboriginal Cultural Heritage Management Plan (May 2022)</p> <p>Letter to DPE dated 13/04/22 from SINSW re submission of ACHMP.</p> <p>Letter from DPE to SINSW dated 12/05/22 advising that the ACHMP Rev7 meets COC B24 requirements</p>	<p>DPE advice of 12/05/22 notes that the revised ACHMP:</p> <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> <li>contains the information required under condition B24 of the consent.</li> </ul> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <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>			
<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>Site Inspection and Interview with auditees on 8/02/23</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> <li>(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</li> <li>(c) written approval for the works from the water authority</li> </ul>	<p>Site Inspection and Interview with auditees on 8/02/23</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
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B27	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> </ul>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction program schedule</p>	<p>Installation of mechanical equipment scheduled prior to February 2023</p> <p>Not triggered during the current audit period</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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			
<b>Parking Restriction on Orient Street – North</b>				
B28	<p>Prior to commencement of line marking or street sign works, the Applicant must submit plans to the satisfaction of the relevant road authority for the proposed signposting and line marking works. The plans must be submitted to the Planning Secretary for information and include the proposed works set out in the EIS as amended in the Response to Submissions, including signage and line marking at the Orient Street and Sutherland Street intersection to discourage unsafe vehicular stopping and minimise congestion.</p> <p><i>Note:</i></p> <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>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22.</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan)</p> <p>Email from DPE to SINSW acknowledging receipt of the TPMP.</p>	<p>The CTPMSP addresses the requirements of the CoC.</p> <p>The Orient Street / Sutherland Street intersection specifics are addressed in Appendix B</p> <p>The Certifier and DPE were notified of review of plans within 3 months of IA1 (report dated 5/9/22).</p> <p>Revised plans were submitted to DPE on 11 January 2023 (PA-21)</p>	Compliant
<b>Parking Restrictions on Orient Street – South</b>				
B29	<p>Prior to the commencement of line marking or street sign works, or other timeframe agreed by the Planning Secretary, the Applicant must undertake consultation with Council in relation to the implementation of parking restriction signposting on the southern end of Orient Street adjoining the on-site car park. If the parking restriction signposting is not supported by Council, evidence of Council's advice must be submitted to the Certifier.</p> <p><i>Note:</i></p> <p>Approval must be obtained for roadworks under section 138 of the Roads Act 1993</p> <p>All costs associated with the proposed road upgrade works must be borne by the Applicant.</p> <p>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Traffic and Pedestrian Management Sub-plan Rev6 dated 13/05/22.</p> <p>Aconex transmission from RCC to MMG dated 16 May re submission of CEMP and Sub-plans including Construction Traffic and Pedestrian Management Plan (TPMP) Sub-plan)</p> <p>Email from DPE to SINSW acknowledging receipt of the TPMP</p>	<p>Appendix H of the CTPMSP includes advice from Tweed Shire Council that no fee or Council approval is required</p>	Compliant
<b>Parking on Sutherland Street</b>				
B30	<p>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 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>	<p>Site Inspection and Interview with auditees on 8/02/23.</p>	<p>Construction of operational parking and access facilities is yet to commence.</p>	Not Triggered
<b>Pedestrian Infrastructure Works</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction program / schedule</p>	<p>Not triggered during the audit period.</p>	<p>Not Triggered</p>
<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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Letter from Tweed Shire Council dated 18 January 2022 including Notice of Determination of Application No SWD21/0456</p> <p>Letter from Tweed Shire Council dated 03/06/22 including attached approved Stormwater Plans as amended</p>	<p>Submitted to the Certifier on 7 June 2022.</p> <p>Documentation demonstrates compliance with CoC.</p> <p>Submitted as part of CC1 submitted to the Certifier.</p>	<p>Compliant</p>
B33	<p>Prior to the commencement of works that involve any connection of a private stormwater drain to a public stormwater drain, approval for the works must be obtained from Council/the Water Supply Authority</p> <p><i>Notes:</i></p> <p><i>Council advises that a detailed Erosion and Sediment Control Plan prepared in accordance with Tweed Shire Council Section D7.07 of Development Design Specification D7 – Stormwater Quality is required to be submitted with a stormwater drainage application.</i></p> <p><i>Council advises that a detailed Stormwater Management Plan (SWMP) for any permanent stormwater quality treatment is required to be prepared and be in accordance with Section D7.07 of Councils Development Design Specification D7 – Stormwater Quality</i></p>	<p>Site Inspection and Interview with auditees on 8/02/23</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>	<p>Compliant</p>
B34	<p>If the development is likely to disturb or impact upon water or sewer infrastructure (e.g., Extending, relocating or lowering of pipeline), written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Certifier prior to the commencement of those works.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Aconex transmission from RCC to BMG dated 07/06/22.</p>	<p>Documents were submitted to Certifier prior to commencement of the works</p>	<p>Compliant</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter from Tweed Shire Council to RCC dated 03/06/22 approving amended Stormwater plans  Submission plans and documents		
B35	<p>Prior to the commencement of construction, the Applicant is required to accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and the Certifier advised of its location and depth prior to commencing works to ensure there will be no conflict between the proposed development and existing infrastructure.</p> <p>Notes:</p> <ul style="list-style-type: none"> <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 arrester, 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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Aconex transmission from RCC to BMG dated 20 May 2022</p> <p>Site survey by B &amp; P Surveys November 2019</p>	The survey report identifies location of sewer main, stormwater lines, electricity cables and other infrastructure	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>(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> <ol 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> </ol> <p>(d) Comply with the relevant NSW Legislation, Codes and Practice and Australian Standards</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Hazardous Material Management Plan (CHMMP) revision 1 December 2022</p> <p>Submitted to Certifier on 19 December 2022.</p> <p>Hazardous Materials Survey, March 2020</p>	<p>Table 1 of the CHMMP indicates compliance with the requirements of CoC B36</p> <p>The plan was reviewed and updated on 1/12/2022 revision 1 and plan was submitted to the Certifier on 19 December 2022.</p>	Compliant
<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> <p>(a) Consider Council's Dewatering in the Tweed Guideline</p> <p>(b) Meets the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZAG 2018)</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Aconex transmission from RCC to BMG dated 18 May 2022</p> <p>Dewatering Management Plan (DMP) dated 22/03/22</p>	<p>Preparation of the DMP included review of the subject Douglas Partners reports.</p> <p>It was developed with reference to:</p> <ul style="list-style-type: none"> <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>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) Includes site plans which indicate the extent of the excavation area and estimated zone of influence of the dewatering activity relative to any adjoining buildings together with an assessment of any impacts likely to occur to any adjoining buildings as a result of the dewatering activities.</p> <p>(d) The location to be indicated on the site plan of the area that will be used for the positioning of any treatment tank or sedimentation pond on the site including any reserve area to be used for such purpose in the event of the need to additional treatment facilities to be incorporated on the site</p> <p>(e) Details the point of discharge and the method of mechanical aeration to be used in the event that it is necessary to aerate the groundwater to achieve an acceptable Dissolved Oxygen level prior to the offsite discharge of groundwater and where this will be incorporated on the site.</p> <p>(f) The provision of written advice from the operator of any onsite groundwater treatment system stating that the system to be used will be able to treat the groundwater to the required treatment level prior to discharge, including required detention times prior to discharge of the groundwater; and</p> <p>(g) Consider the Detailed Site Investigation for Contamination Far North Coast Schools Project Kingscliff Public School, 12 Orient Street, Kingscliff NSW 2487, dated August 2021 and prepared by Douglas Partners and the Preliminary Geotechnical Investigation Proposed School Structures, Kingscliff Primary School, Orient Street, Kingscliff dated April 2020 and prepared by Douglas Partners.</p> <p><i>Note:</i></p> <p><i>All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.</i></p> <p><i>All water pumped from the site in the dewater process is to be treated with an effective deodoriser to neutralise any offensive odours.</i></p> <p><i>Pumped used for dewatering operations are to be electrically operated</i></p>		<p>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> <p>No dewatering conducted onsite.</p>	
<b>Contamination</b>				
B38	<p>Where demolition works to a building require the removal of building slab on ground, prior to the disturbance of the slab, the Applicant must conduct site investigations to confirm if the site is contaminated by organochloride pesticides and comply with the following requirements:</p> <p>(a) The site investigations must be undertaken, and the subsequent report(s) must be prepared, in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> and Council's Pre-Demolition Testing Guideline; and</p> <p>(b) The reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Pre-Demolition Testing Report, October 2021</p> <p>The investigation was undertaken in accordance with:</p> <p>Pre-Demolition Testing Guideline (TSC, 2013)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 (as amended 2013) (NEPC 2013)</p> <p>Regional Policy for the Management of Contaminated Land (Northern Rivers Regional Council's 2007)</p> <p>Consultants Reporting on Contaminated Sites (Contaminated Land Guidelines) (NSW EPA, 2020)</p>	<p>The previous non-compliances raised during the IA1 such as the following were addressed and closed out.:</p> <ul style="list-style-type: none"> <li>- The non-compliance for B38 relates to evidence of qualifications of consultants undertaking site investigations to determine if the site is contaminated by organochloride pesticides. The consultant has been requested to provide their accreditation to demonstrate compliance with this condition by 6th September 2022.</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>AS 4482.1-2005 Guide to the sampling and investigation of potentially contaminated soil – non-volatile and semi-volatile compounds (Australian Standard 2005)</p> <p>The report states that the investigation was undertaken by Environmental Scientists Ben Pieterse and Joshua Stainlay. Subsequent to the IA1 site inspection, the Report was reviewed by Joe Pedicini (EP) Certification Number (Site Assessment and Management; CP SAM): SC40082</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>Site Inspection and Interview with auditees on 8/02/23</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 8/02/23</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> <p>a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> <p>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Refer to Photos Appendix F.</p>	The site notices were displayed on all construction gates (see site photos in Appendix F). The notice meets the requirements of C1.	Compliant
<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>Site Inspection and Interview with auditees on 8/02/23</p> <p>RCC Equipment Inductions Register sighted including new inductions dated 1 January to 8 February 2023</p> <p>e.g., records of excavator 08/02/2023 BH902</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> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> <li>Serial No.</li> <li>Date of last service</li> <li>Date for next service</li> </ul> No plant item on the register will exceed 154.5 metres in height	
<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.	Site Inspection and Interview with auditees on 8/02/23  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	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays.  No work may be carried out on Sundays or public holidays.	Site Inspection and Interview with auditees on 8/02/23  Site inspection photos 1, 2 and 3 8/02/23, Appendix F  Site – Drivers Code of Conduct  NC with C4 & C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal.  NC with C4 & C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal	<b>Self-reported non-compliant.</b>  Non-compliances with this condition were notified to DPE during the audit period on 15/9/22 and 7/12/22 due to overtime during concrete pouring.  Complaints Register indicates no complaints regarding work carried out outside the approved hours  No out of hours work conducted after the incident/non-compliance reported in December 2022.	Non-compliant
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	Site Inspection and Interview with auditees on 8/02/23  Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Upgrade, Richard Crookes Constructions, December 2022  Interview with auditees, 8/02/23  NC with C4 & C5 on 7/12/22 notified to DPE on 14/12/22 via major project portal.  NC with C4 & C5 on 15/9/22 notified to DPE on 21/9/22 via major project portal	<b>Self-reported non-compliant.</b>  Non-compliances with this condition were notified to DPE during the audit period on 15/9/22 and 7/12/22 dur to overtime during concrete pouring.  Complaints Register indicates no complaints regarding work carried out outside the approved hours  No out of hours work conducted after the incident/non-compliance reported in December 2022.	Non-compliant
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or	Site Inspection and Interview with auditees on 8/02/23  Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022	Hours of work are included in Section 6.3 of the CNVMSP.  The auditees advised that no out of hours works triggered under C6 have been conducted during the audit period	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>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.</p>	<p>Complaints Register (Jan 2023)</p> <p>Interview with auditees, 8/02/23</p>		
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.	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Complaints Register (Jan 2023)</p>	<p>No construction activities were undertaken outside construction hours during the audit period.</p> <p>No complaints</p>	Compliant
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9am to 12pm, Monday to Friday;</p> <p>b) 2pm to 5pm Monday to Friday; and</p> <p>c) 9am to 12pm, Saturday.</p>	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Noise and Vibration Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions, May 2022</p> <p>Complaints Register (Jan 2023)</p> <p>Interview with auditees, 8/02/23</p>	<p>Restrictions around when the Project can carry out high impact noise activities are addressed in Section 6.3 of the CNVMSP.</p> <p>The auditees advised that no high impact noise works, as described in C8, have been conducted on the Project to date.</p>	Compliant
<b>Implementation of Management Plan</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).	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>18.3 Environmental Inspection record in Hammertech dated 6/02/2023.</p> <p>Post-rainfall inspection report dated 31/01/2023.</p> <p>Traffic Control Inspection dated 31/01/2023.</p> <p>Toolbox talks Community Consultation and Complaints Handling 1/02/2023.</p>	<p>A review was conducted to verify whether the Project was being delivered in accordance with the CEMP and Sub-Plans</p> <p>A review of the management plans was conducted.</p> <p>Regular inspections were conducted twice a week and pre-after rainfall event.</p> <p>Traffic control inspections are also conducted.</p> <p>Toolbox talks were conducted regularly.</p>	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.	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Traffic and Pedestrian Management Sub-Plan – Kingscliff Public School, Richard Crookes Constructions,</p> <p>Site induction</p> <p>Driver Code of Conduct,</p> <p>Site inspection, 8/02/23</p> <p>Complaints Register (Jan 2023)</p> <p>Traffic Control Inspection dated 31/01/2023.</p> <p>Site inspection photos Appendix F</p>	<p>No construction vehicles were observed outside of the Project site during the inspection.</p> <p>No complaints regarding construction vehicles have been received in relation to the Project.</p> <p>Traffic control inspections are also conducted.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<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 and Interview with auditees on 8/02/23 Site inspection photos Appendix F Complaints Register (Jan 2023)	No advertising or graffiti was observed during the site inspection. No complaints have been received relating to advertising or graffiti on the Project.	Compliant
<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 and Interview with auditees on 8/02/23 Site inspection photos Appendix F Complaints Register (Jan 2023)	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.	Site Inspection and Interview with auditees on 8/02/23 Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022) Complaints Register (Jan 2023) Site induction	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. Section 9 of the CNVMP addresses compliance management including roles and responsibilities, training and inspection and monitoring Documentation demonstrates compliance with the CoC. No noise complaint after the OOHW non-compliant.	Compliant
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Site Inspection and Interview with auditees on 8/02/23 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.	Site Inspection and Interview with auditees on 8/02/23 Construction Noise and Vibration Management Plan Kingscliff Public School (CNVMP) (May 2022) Site inspection, 8/02/23 Complaints Register (Jan 2023)	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>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> <li>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</li> <li>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).</li> </ul>	Site Inspection and Interview with auditees on 8/02/23 Construction Noise and Vibration Management Plan (May 2022) Complaints Register	No complaints during the audit period Compliant with the CoC No vibration causing works at the site.	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, 8/02/23	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	Site Inspection and Interview with auditees on 8/02/23 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: <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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</li> <li>d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</li> </ul>	Site inspection and interview with Auditees 8/02/23 Site Induction – KPS Enviro Controls Site photos 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: <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> Documentation demonstrates compliance with CoC. There were no trees removed during audit period	Compliant
<b>Air Quality</b>				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection and interview with Auditees 8/02/23 Complaints Register (Jan 2023) CEMP (May 2022) Section 2.3 Air Quality Site photos Appendix F	Section 2.3.2 of the CEMP specifies mitigation measures for air quality management. Site photos illustrate gravel surface across the site and water sprinklers at intervals around construction site perimeter No complaints during the audit period Compliant with CoC Dust suppression was conducted by regular water spray onsite.	Compliant
C21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> </ul>	Site inspection and interview with Auditees 8/02/23 Complaints Register (Jan 2023) CEMP (May 2022) Section 2.3 Air Quality	Site access/egress was stabilised with gravel and every truck that leaves the site was being manually washed. See photos in Appendix F. There was no trace of mud tracking on the road.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site photo in Appendix F Site induction – Drivers Code of Conduct		
<b>Imported and Exported Fill</b>				
C22	The Applicant must: a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; c) make these records available to the Certifier upon request; d) ensure the exportation of waste (including fill or soil) from the site is in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority “Waste Classification Guidelines”; and e) ensure the exportation of waste is transported to a licenced waste facility or an approved site subject to a resource recovery order and exemption.	Site Inspection and Interview with auditees on 8/02/23 Waste Tracking Register – Record of Imported Material dated 13/1/23 sighted	The Record of Imported Materials includes the following information <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 used on site.</li> <li>• Weighbridge receipt number</li> <li>• Supplier docket number</li> <li>• Sub-contractor</li> <li>• School</li> <li>• Building</li> </ul> Compliant with CoC	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.	Site inspection and interview with Auditees 8/02/23 Aconex transmission form RCC to BMG with Council Notice of Determination SWS21/0456 dated 18/01/22 for approval of stormwater drainage works. Letter to RCC from Council dated 03/06/22 approving amended Stormwater plans Site photos in Appendix F	Documentation demonstrates compliance with the CoC. Stormwater pits are protected.	Compliant
<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.	Site Inspection and Interview with auditees on 8/02/23 Emergency evacuation procedure working at heights drill conducted on 11/11/22, record of drill sighted Induction includes emergency assembly points and evacuation routes. Appendix F Photos	Evidence sighted indicating emergency drills and training are provided to employees and contractors	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.	Site Inspection and Interview with auditees on 8/02/23	RAPs were engaged on the construction site as per Section 4 of the ACHMP	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		47.1 Cultural Induction Environmental Toolbox  Aboriginal Cultural Heritage Management Plan (ACHMP) including Unexpected Finds Protocol		
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM Consulting dated May 2021.	Site Inspection and Interview with auditees on 8/02/23  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.  There were no finds this audit period.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C27	In the event that surface disturbance identifies a new Aboriginal object:  a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works shall only recommence with the written approval of the Planning Secretary	Site Inspection and Interview with auditees on 8/02/23  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.  Internal emails MBB and SINSW 16/6, 17//6, 20/6  Email from MBB dated 17/06/22 re Unexpected Find encountered on 16/06/22.  Aconex transmission from MBB to RCC dated 21/06/22.  Letter to DPE dated 15/07/22.  Letter from DPE to SINSW dated 8/02/23 approving recommencement of works	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 8/02/23 – 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> There were no unexpected finds this audit period.	Compliant
<b>Unexpected Finds Protocol– Historic Heritage</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C28	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> <li>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</li> <li>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</li> <li>c) works may only recommence with the written approval of the Planning Secretary.</li> </ul>	<p>Site Inspection and Interview with auditees on 8/02/23</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, 8/02/23</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 8/02/23 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 8/02/23 – 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> <p>There were no unexpected finds this audit period.</p>	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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Construction Waste Management Sub-plan, Kingscliff Public School Upgrade, Richard Crookes Constructions, May 2022</p> <p>Site inspection and interview with auditees, 8/02/23</p> <p>Appendix F Photos</p>	<p>Waste storage bins were sighted onsite during the inspection conducted 8/02/23. See site photos in Appendix E.</p> <p>No waste was observed leaving site onto neighbouring public or private properties.</p> <p>Control measures for waste handling and storage onsite are detailed in section 5.1.2 of the Project's Construction Waste Management Sub-plan.</p> <p>Waste Register records were presented and up to date.</p> <p>Separate bins were provided for recycling of metals.</p>	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>Site Inspection and Interview with auditees on 8/02/23</p> <p>Waste Tracking Register – Record of Imported Material dated 13/1/23 sighted.</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
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.	<p>Site Inspection and Interview with auditees on 8/02/23</p> <p>Site inspection Appendix F</p>	<p>No concreting operations were taking place at the time of the inspection.</p> <p>Observations demonstrate compliance with CoC</p>	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.	<p>Site Inspection and Interview with auditees on 8/02/23</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> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Waste Tracking Register – Record of Imported Material dated 13/1/23 sighted	<ul style="list-style-type: none"> <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>	
C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Demolition Management Plan Kingscliff Public School, Demex, Rev 09/03/2022  Site Inspection and Interview with auditees on 8/02/23	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.	Compliant
<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 on 8/02/23	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	Site Inspection and Interview with auditees on 8/02/23  Complaints Register January 2023	Complaint was made on 8/11/22 regarding lights at night that were installed for security reason.  A complaint was resolved through Community Team and a sensor was installed so that the lights only turn on when there is movement within the construction site. There were no more complaints since the last one.	Compliant
<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 9/09/2022 approving Steve Fermio, Annabelle Tungol and Peter Hatton as auditors	Requirements of CoC satisfied	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	IA1 and proponent response submitted to DPE on 21/9/22, two months from the date of the audit site inspection on 21/7/22  Emails from auditor to DPE compliance@planning.nsw.gov.au dated 17/1/23 and 23/1/23	IA1 report and proponent response were submitted within the timeframes required under the IAPAR.  Due to personal circumstances the auditor was unable to carry out the site inspection for this audit on the original scheduled date of 19 January 2023. The site inspection was postponed to 8 February, with the audit report still finalized in time for submission by the original scheduled date of 16 March 2023. The change in site inspection date was notified to DPE Compliance Team by the auditor.	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.		The auditees are not aware of the Planning Secretary requiring audits to be conducted at different timeframes to that specified in the Independent Audit Post Approval Requirements.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <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>	Site Inspection and Interview with auditees on 8/02/23.  IA1 audit report (dated 5/9/22) and submitted to the Department on 21/09/2022 PA-16 with response to the audit	IA1 Report and response to it submitted within required timeframes.  Email evidence to confirm IA1 report made publicly available on the website within 60 days after submission to DPE which was confirmed by SINSW on 26/09/2022.	Compliant
C40	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Site Inspection and Interview with auditees on 8/02/23  IA1 audit report (dated 5/9/22) and proponent response to report dated 21/9/22.	IA1 Report and response to it submitted within required timeframes	Compliant
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		The Project is currently in construction.	Not triggered
<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>	Site Inspection and Interview with auditees on 8/02/23  Project construction schedule / program	Building 3 handover scheduled for August 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  Site Inspection and Interview with auditees on 8/02/23	Building 3 handover scheduled for August 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	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
	before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			
<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 and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Project in construction phase	Not triggered during the current audit period	Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	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>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Structural Inspection Certificate</b>				
D11	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none"> <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	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This report must: <ul style="list-style-type: none"> <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	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <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>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Post -construction Survey – Adjoining Properties</b>				
D15	Where a pre-construction survey has been undertaken in accordance with condition B6, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:  (a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B6;  (b) be provided to the owner of the relevant buildings surveyed;  (c) be provided to the Certifier; and  (d) be provided to the Planning Secretary when requested.	Project in construction phase	Not triggered during the current audit period	Not Triggered
D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner	Project in construction phase	Not triggered during the current audit period	Not Triggered
<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> <p>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</p> <p>All costs associated with the proposed road upgrade works must be borne by the Applicant.</p> <p>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</p>	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>Pedestrian Infrastructure Upgrade Works</b>				
D19	<p>Prior to the commencement of operation, the Applicant must complete the pedestrian infrastructure upgrade works approved under condition B29 to the satisfaction of the relevant road authority.</p> <p><i>Note:</i></p> <p><i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i></p> <p><i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i></p> <p><i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<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> <p>(a) The provision of a minimum four staff and 33 student bicycle parking spaces</p> <p>(b) The layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3 2015 <i>Parking facilities – Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance.</p> <p>(c) The provision of end-of-trip facilities for staff; and</p> <p>(d) Appropriate pedestrian and cyclists' advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority</i></p>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<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> <p>(a) Be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) Include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p> <p>(c) include operational transport access management arrangements, including:</p>	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>(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;</p> <p>(ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.);</p> <p>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(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;</p> <p>(v) delivery and services vehicle and bus access and management arrangements;</p> <p>(vi) management of approved access arrangements;</p> <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	<p>Prior to the commencement of operation, the Applicant must submit a Complaints Handling Management Plan to the Certifier and a copy provided to the Planning Secretary of information. The Plan must include a complaint handling management system in relation to parking concerns raised by the surrounding community and include processes and actions for the school to address concerns raised</p>	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>Note:</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> </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
	<ul style="list-style-type: none"> <li>o Sewer: 6.2 ET @ \$7,400 = \$45,880.00</li> </ul>			
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> <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) Work Health and Safety requirements.</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<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> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(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);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(d) include the Management and Mitigation Measures included in EIS</li> </ul>	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> <ul style="list-style-type: none"> <li>(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.</li> <li>(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></li> <li>(c) Include, but not be limited to: <ul 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> </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
	<ul style="list-style-type: none"> <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> </ul> (d) Be submitted to the Planning Secretary and Council for information			
<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
D34	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: <ul style="list-style-type: none"> <li>(a) Describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping, and</li> <li>(b) Be consistent with the Applicant's Management and Mitigation Measures at Section 9 in the EIS</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
D35	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: <ul style="list-style-type: none"> <li>(a) Provide evidence of Council's advice to the Certifier, and</li> <li>(b) Provide planting within the site between the Orient Street fence and carpark to the satisfaction of the Planning Secretary</li> </ul>	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>Noise Management Plan</b>				
D36	Prior to the commencement of operation, a Noise Management Plan must be submitted to the Certifier that details how noise from on-site activities will be managed and controlled so as to prevent the generation or emission of intrusive noise. The Plan must be prepared in accordance with the recommendations of the Noise and Vibration Impact Assessment, dated 6 May 2021 and prepared by Acoustic Works. A copy of the Plan is to be provided to Council for information	Project in construction phase	Not triggered during the current audit period	Not Triggered
<b>PART E POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <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> </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
	g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Project in construction phase	Not triggered during the current audit period	Not Triggered
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <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>	Project in construction phase	Not triggered during the current audit period	Not Triggered
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Project in construction phase	Not triggered during the current audit period	Not Triggered
<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>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>				
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	Not 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

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

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

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

09/09/2022

Dear Mr Mills

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

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

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

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

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

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

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

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

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

Department of Planning and Environment



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

Yours sincerely


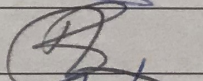
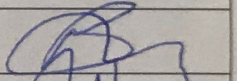
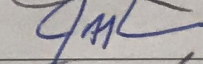
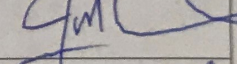
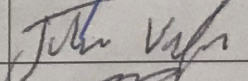
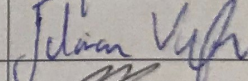
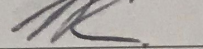
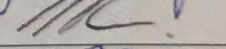
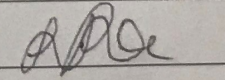
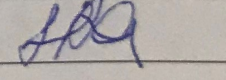
A handwritten signature in black ink that reads "Shelley McPhee".

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



## APPENDIX C – RECORD OF AUDIT PARTICIPANTS

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		KINGSLIFF PUBLIC SCHOOL IA2		
LOCATION:		ORIENT ST KINGSLIFF NSW		
DATE/TIME (Opening Meeting):		8 FEB 2023 / 8:00 am	DATE/TIME (Closing Meeting):	
Lead Auditor:		STEVE PERMIO	Audit Scope: IA2	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
ANNABELLE TUNGO	AUDITOR ALTERNATE	WOLFPEAK		
BELINDA LUTHER	PROJECT COORDINATOR	RCC		
JASON COOKE	PROJECT MANAGER	RCC		
JULIAN VIAFARA	CHS & E	RCC		
MARC ROBERTS	SITE MANAGER	RCC		
Laura Goodall	Project Manager	MBB		

## APPENDIX D – CONSULTATION RECORDS

## Steve Fermio

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**From:** Phil Rose <Phillip.Rose@planning.nsw.gov.au>  
**Sent:** Monday, 19 December 2022 3:10 PM  
**To:** Steve Fermio  
**Cc:** Shelley McPhee  
**Subject:** RE: Kingscliff Public School Redevelopment - SSD 8378620: Independent Audit No 2

Hi Steve,

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, especially on the southern side close to neighbouring residents.
- A review of the construction hours and traffic management at the site, to ensure all construction activity is consistent with approval, given the recent out of hours non-compliance.

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.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



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

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

*The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).*

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**From:** Phil Rose <Phillip.Rose@planning.nsw.gov.au> **On Behalf Of** DPE PSVC Compliance Mailbox  
**Sent:** Friday, 16 December 2022 3:25 PM

**To:** Phil Rose <Phillip.Rose@planning.nsw.gov.au>

**Subject:** FW: Kingscliff Public School Redevelopment - SSD 8378620: Independent Audit No 2

**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)

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**From:** Steve Fermio <[sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)>

**Sent:** Friday, 16 December 2022 2:16 PM

**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>

**Cc:** Shelley McPhee <[Shelley.McPhee@planning.nsw.gov.au](mailto:Shelley.McPhee@planning.nsw.gov.au)>; Nick Ballard <[Nick.Ballard@dpie.nsw.gov.au](mailto:Nick.Ballard@dpie.nsw.gov.au)>; Grant Bennett <[gbennett@wolfpeak.com.au](mailto:gbennett@wolfpeak.com.au)>; Annabelle Tungol <[atungol@wolfpeak.com.au](mailto:atungol@wolfpeak.com.au)>

**Subject:** Kingscliff Public School Redevelopment - SSD 8378620: Independent Audit No 2

Dear Compliance Team,

I am one of the Department of Planning Industry and Environment (the Department) approved independent auditors on the Kingscliff Public School Redevelopment Project – SSD 8378620 (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8378620 Part C Conditions C36 to C41 and the Department's 2020 Independent Audits Post Approval Requirements (or IAPAR).

The on-site component of the audit is scheduled to occur on 19/1/2023.

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

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

Kind regards,

**Steve Fermio | Principal Environmental & Earth Scientist**

Managing Director



Proud sponsor of



E: [sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)

M: 0417 170 645

P: 1800 979 716

A: Suite 2, Level 1, 19 Short St, Port Macquarie, NSW 2444



[www.wolfpeak.com.au](http://www.wolfpeak.com.au)

Member





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## APPENDIX E – SITE INSPECTION PHOTOGRAPHS



No.	Comment	Photograph
1	Mobile plant being washed down	 <p>A photograph showing a green tractor being washed down with a high-pressure hose. A worker in a high-visibility vest is visible near the tractor. The scene is outdoors, likely at a construction site, with a fence and buildings in the background.</p>
2	Steel recycling skip	 <p>A photograph of a red skip bin filled with steel debris. The bin has "BOSH BINS" and "1800 30" printed on it. The skip is situated outdoors, with a building and a cloudy sky in the background.</p>




No.	Comment	Photograph
3	Tree protection zone	
4	Geofabric protected stormwater pit	

No.	Comment	Photograph
5	Dust suppression using hand held hose	
6	Safe pedestrian access way on site	

No.	Comment	Photograph
7	Geofabric covered stormwater drain within site	
8	Spill kit	

No.	Comment	Photograph
9	Site notice	
10	Clean public roadway outside site	

No.	Comment	Photograph
11	Construction traffic signage outside site	

## APPENDIX F – DECLARATION FORMS

# Declaration of Independence - Auditor



Project Name:	Kingscliff Public School Redevelopment (SSD 8378620)
Consent Number:	SSD 8378620
Description of Project:	Provision of new and refurbished permanent teaching spaces and core facilities.
Project Address:	12 Orient Street, Kingscliff
Proponent:	NSW Department of Education (Infrastructure Projects)
Title of audit	Independent Audit No. 1
Date:	6/03/23

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

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

Notes:

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

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

# Declaration of Independence - Auditor



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- 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:

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Name of auditor	Annabelle Tungol
Signature	
Qualification	Lead Environmental Auditor (Exemplar Global -Certificate #119536) Quality Auditor (Exemplar Global -Certificate #119536) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000