



INDEPENDENT ENVIRONMENTAL AUDIT PROGRAM



Cranbrook School, 5 Victoria Road, Bellevue Hill NSW

Cranbrook School c/o EPM Projects Pty Ltd
26 November 2019
19256 R1



Quality Management

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This report was prepared in accordance with the scope of services set out in the contract between Zoic Environmental Pty Ltd, ABN 23 154 745 525, and the client.

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Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (June 2018) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2018) prepared by Zoic prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment
DPIE	NSW Department of Planning, Industry and Environment, formerly DP&E
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPIE or delegate.
NSW CoA	NSW DPIE Condition of Approval



Term	Description
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none">• State significant development projects• State significant infrastructure projects, including critical State significant infrastructure projects• Transitional Part 3A projects• Part 4 projects for which the Minister is the consent authority



1 Introduction

1.1 Project Overview

Zoic Environmental Pty Ltd (Zoic) was engaged by the Cranbrook School to conduct an Independent Environmental Audit for the site located at 5 Victoria Road, Bellevue Hill NSW 2023 ('the site'). EPM Projects Pty Ltd has been engaged by Cranbrook School as project management during the construction process.

The purpose of the Independent Environment Audit is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at Cranbrook School. The NSW Department of Planning, Industry and Environment (DPIE, formerly Department of Planning & Environment (DP&E)) has approved the following alterations and additions to the School:

- Demolition of the existing War Memorial Hall and Mansfield buildings to facilitate the construction of the New Centenary Building;
- Excavation of Hordern Oval to facilitate the construction of a subsurface car park and aquatic/fitness centre;
- New access driveway to the proposed car park;
- Use of the internal driveway between Victoria Road and Rose Bay Avenue;
- Construction of a new Hordern Oval Groundsman's facility;
- Reinstatement of the Hordern Oval as a playing field;
- Landscaping and general site improvements.

1.2 Objective of Audit

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D31 to D36 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 8812) ('SSD Approval') issued on 13 September 2019.

The Audit will be conducted in accordance with the requirements of the NSW Government (June 2018) Independent Audit Post Approval Requirements (IAPAR).

This document is the Independent Audit Program to meet Condition D32 of the SSD Approval:

D32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.
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This Audit Program provides an outline of the Audit Schedule and Audit Table as required by IAPAR (2018).



1.3 Audit Schedule

The construction phase of the development is approximately 25 months. The Audit schedule is required to meet Condition D33 of the SSD Approval. The proposed Audit schedule is presented in Table 1.1 and Appendix B:

Table 1.1.: Proposed Audit Schedule

Phase	Indicative Commencement ¹	Initial Audit ²	Second Audit ²	Subsequent Audit ³
Construction	December 2019	Within 8 weeks of the commencement of the construction.	Within 6 months from the initial Independent Audit.	Within 1 year from the initial Independent Audit.
Operation	Beginning 2022	Close to the commencement of the operational works (within and is within 52 weeks of the commencement of the operational phase).	At 3 years interval from previous Independent Audit.	At 3 years interval from previous Independent Audit.

1 These timings are based on the current construction program but may be adjusted if delays are anticipated.

2 In accordance with Condition 33 of SSD consent.

3 In accordance with NSW Government (June 2018) requirements.

1.4 Audit Table

The Audit Table outlines the environmental matters to be audited. Audit Tables in Appendix C are for the construction phase Audits to be conducted at the frequency presented in Table 1.1.

The Audit Tables present the requirements from conditions of consent and approval including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences, including SSD approval conditions
- An assessment of environmental performance of the development, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Assessment (EIA) and Submissions Reports
 - Assessment of incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of feedback received by DPIE, other agencies and stakeholders
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans.

The Audit Table will be completed by the Auditor with the following recorded:

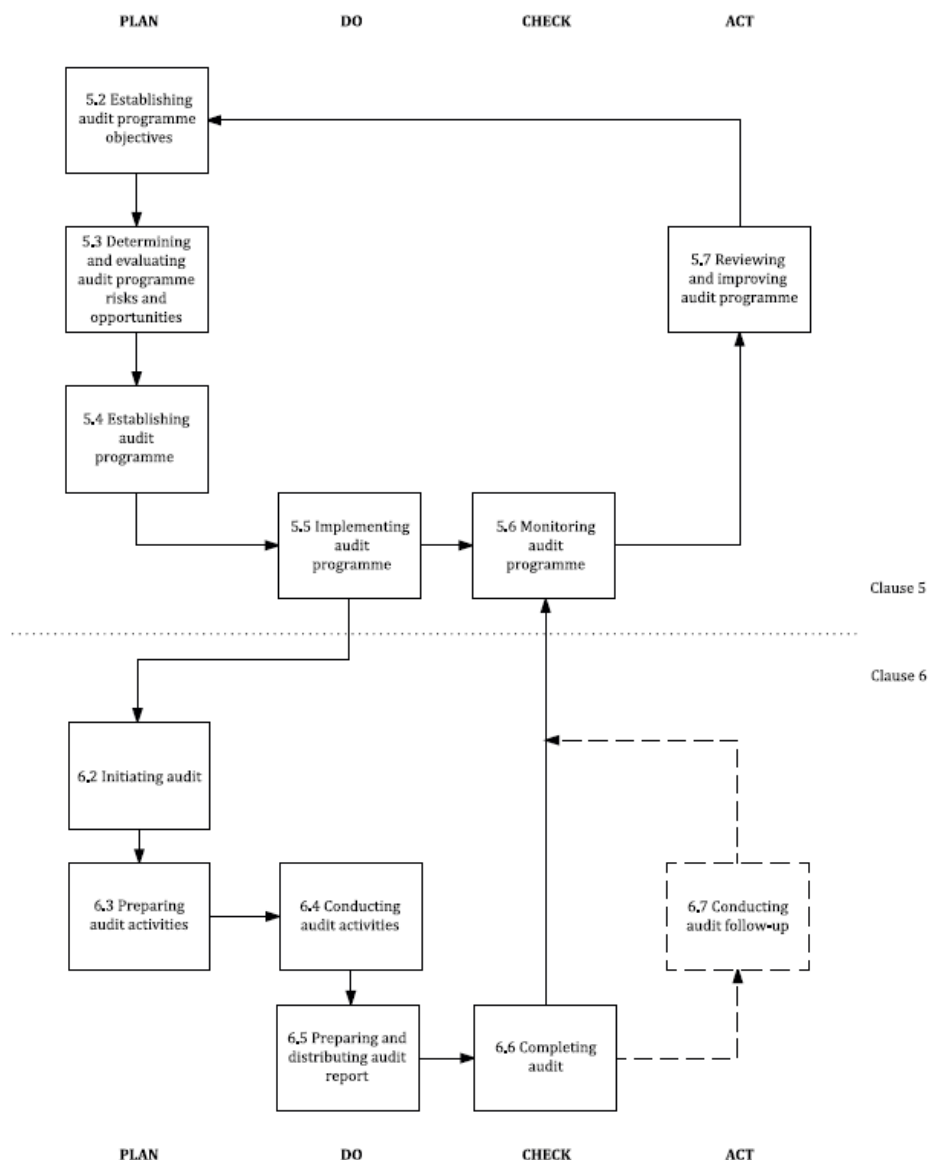
- Evidence collected
- Findings of each condition audited
- Compliance evaluation



2 Audit Methodology

2.1 Audit Approach

This Independent Environmental Audit Program considered the AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems, which is recommended by the NSW Government (June 2018) Independent Audit Post Approval Requirements. Section 5 of the AS/NZS ISO 19011:2018 provides recommendations for the approach to the management of audit program.



NOTE 1 This Figure illustrates the application of the Plan-Do-Check-Act cycle in this document.

NOTE 2 Clause/subclause numbering refers to the relevant clauses/subclauses of this document.

Figure 2.1. Process flow for the management of audit program



2.2 Approval of Independent Auditors

As required by Condition D31, the proposed Audit team is to be agreed in writing with the Planning Secretary prior to the commencement of Audit Program. Auditor approval from DPIE was obtained on 14 November 2019.

The approved Audit Team comprises the following personnel from Zoic Environmental.

Table 2.1 Audit Team

Name	Role/Qualifications
Rebeka Hall	Lead Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under CLM Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSc (Hons) (Geology)
Kylie Lloyd	(Alternate Lead Auditor) <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090818-5136511) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0302) • Certified Environmental Practitioner (General) EIANZ (No. 895) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40914) • BSc (Biological Sciences) • MPH (Environmental Health) • MA Medical Sciences
Peter Moore	Technical Specialist <ul style="list-style-type: none"> • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC41043) • BE (Civil) • Chartered Professional Engineer CP Eng
Dr Cheryl Halim	Audit Support <ul style="list-style-type: none"> • BE (Chemical) • PhD (Chemical Engineering)
Jack Braithwaite	Audit Support <ul style="list-style-type: none"> • BSc (Environmental)

2.3 Audit Scope

2.3.1 Physical and Temporal Boundaries

This Independent Environmental Audit Program, as submitted to DPIE and PCA, will be implemented with the following physical and temporal boundaries:

- Physical boundary: The site is 4.342ha and located within Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768. The boundary of this Audit is shown in the site plan included in Appendix A. The site contains two road frontages: New South Head Road to the north and west, and Rose Bay Avenue to the east.



- Temporal boundary of the audit is for the duration of the construction phase. The Construction of the Project is anticipated to take 25 months, commencing in the December 2019 with completion targeted by the end of 2021.

2.3.2 Audit Works

The Audit works will comprise the following stages:

1. Initiation of Audit
 - a. Notification of Auditors to NSW DPIE (completed)
 - b. Consultation with relevant agencies (as required, see Section 2.4)
2. Preparation of Audit Material
 - a. Review of documentation (completed as part of Audit Program development)
 - b. Preparation of Audit Program (this document)
3. Initial Audit
 - a. Opening and closing meeting
 - b. Site inspection, interviews and review of documentation and records
 - c. Preparation of Draft Audit Report including Audit Tables (Appendix C)
 - d. Finalisation of Audit Report
4. Subsequent Audits
 - a. Opening and closing meeting
 - b. Consider previous audit findings
 - c. Site inspection, interviews and review of documentation and records
 - d. Preparation of Draft Audit Report including Audit Tables (Appendix C)
 - e. Finalisation of Audit Report
5. Close out

2.4 Agency Consultation

Evidence of consultation with the following agencies, as required by the EIS and SSD will be reviewed:

- Woollahra Council
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- Government Architect NSW
- Waterways Authority
- Sydney Council
- Service providers
- Local community including the school community, special interest groups and affected landowners

Additional consultation will be conducted by Zoic, if considered necessary.



2.5 Compliance Evaluation

Audit findings will be assessed in accordance with Table 2 of IAPAR (2018).

Table 2.2. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant



3 Other Relevant Information

This report has been prepared for use by the Client who commissioned the works in accordance with the project brief only, as per the Audit scope provided in Section 1 only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any nominated third party in the agreement between Zoic and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and was prepared based on the NSW Government (June 2018) Independent Audit Post Approval Requirements to satisfy approval conditions related to this Audit, as stated in the objectives and scope of work of this Audit. Subject to the scope of work, Zoic's assessment was limited strictly to identifying compliance to the conditions relevant to this Audit and does not include evaluation and opinion of any other issues. This report relates only to the objectives stated and does not relate to any other work conducted for the Client. The findings to this report were based on the observations made by the Auditor(s) during the scheduled Audits. Zoic cannot comment on compliances and non-compliances outside the scheduled Audits.

This report should not be reproduced without prior approval by the Client, or amended in any way without prior approval by Zoic.

All conclusions regarding the site are the professional opinions of the Zoic personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Zoic assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Zoic, or developments resulting from situations outside the scope of this project.

Zoic is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures

2. THE SITE AND SURROUNDING CONTEXT

2.1. SITE DESCRIPTION

The subject site is located at 5 Victoria Road, Bellevue Hill and is legally described as Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots B and C DP186768. A location plan is provided at **Figure 1**.

The numerous lots comprising the site result from the original subdivision plan over Hordern Oval. It is the school's intention to retain the current lot arrangement and not amalgamate the site.

The site is located within the Woollahra Local Government Area (LGA). The campus is located to the south east of New South Head Road, with a 430 metre frontage to New South Head Road, a 140 metre frontage to Victoria Road and a 370 metre frontage to Rose Bay Avenue, and covers an area of approximately 4.342 hectares.

The site is a prominent feature along New South Head Road due to the scale of the school buildings, the open space and fencing and landscaping associated with the Hordern Oval.

The site is generally surrounded by low density residential development with small pockets of medium density residential development. The immediate locality of the site is characterised by residential and institutional developments including Cranbrook School and Scots College on the eastern side of the Road after it turns south, and the Woollahra Council Chambers on the opposite western side of New South Head Road. The School is located on a site that is predominantly an island site apart from three adjoining houses to the south west.

Figure 1 – Location Plan



Source: Urbis

[illegible]

Appendix B Audit Schedule



Table B1. Audit Schedule

Item No.	Phase	Audit Component			Scope of Audit	First Audit	Second Audit	Third Audit
		Component 1	Component 2	Component 3		January 2019		
		SSD	EIS	CEMP				
		SSD Part No.	Area to Audit	Area to Audit				
1	Administrative Conditions	Part A			All requirements as per SSD under this Part	✓	*	*
2	Prior to Issue of a Construction Certificate	Part B			All requirements as per SSD under this Part			
3	Prior to Commencement of works	Part C			All requirements as per SSD under this Part	✓	*	*
4	During construction		EIS and subplans		EIS and sub plans compliance	✓	✓	✓
5	During construction			CEMP and subplans	CEMP and sub plans compliance	✓	✓	✓
6	During construction	Part D			All requirements as per SSD under this Part	✓	✓	✓
7	Prior to Issue of an Occupation Certificate	Part E						
8	Post occupation	Part F						

* All requirements 'Prior to Construction' to be closed out prior to Construction.

Planned
 Postponed
 Actual



Appendix C Audit Table

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
									Compliant	Non-Compliant	Not Triggered
Part A Administrative Conditions											
Z1	SSD	A1	Admin	Obligation to Minimise Harm to the Environment	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.		Note only				NT
Z2	SSD	A2	Admin	Terms of Consent	The development may only be carried out: a. in compliance with the conditions of this consent; b. in accordance with all written directions of the Planning Secretary; c. generally in accordance with the EIS and Response to Submissions; d. in accordance with the approved plans in the table below: (Refer to attached DP&E Conditions of Consent for Document List)		Note only				NT
Z3	SSD	A3	Admin	Terms of Consent (continued)	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a. the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b. the implementation of any actions or measures contained in any such document referred to in (a) above.		Note only				NT
Z4	SSD	A4	Admin	Terms of Consent (continued)	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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		Note only				NT
Z5	SSD	A5	Admin	Limits of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.		Note only				NT
Z6	SSD	A6	Admin	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Note only				NT
Z7	SSD	A7	Admin	Planning Secretary as Moderator	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.		Note only				NT
Z8	SSD	A8	Consultation	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: a. consult with the relevant party prior to submitting the subject document for information or approval; and b. provide details of the consultation undertaken including: c. the outcome of that consultation, matters resolved and unresolved; and d. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		Note only				NT
Z9	SSD	A9	Admin	Staging	The SSD may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary for information. 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.		Note only				NT

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
									Compliant	Non-Compliant	Not Triggered
Z10	SSD	A10	Admin	Staging (continued)	The Staging Report, prepared in accordance with Condition A9 must: a. if staged construction is proposed, set out how the construction of the whole of the SSD will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b. if staged operation is proposed, set out how the operation of the whole of the SSD will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c. specify how compliance with conditions will be achieved across and between each of the stages of the SSD; and d. set out mechanisms for managing any cumulative impacts arising from the proposed staging.		Note only				NT
Z11	SSD	A11	Admin	Staging (continued)	The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.		Note only				NT
Z12	SSD	A12	Admin	Staging (continued)	Where staging is proposed, the terms of this approval 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		Note only				NT
Z13	SSD	A13	Admin	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: a. prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b. combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c. update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).		Note only				NT
Z14	SSD	A14	Admin	Staging, Combining and Updating Strategies, Plans or Programs (continued)	If the Planning Secretary agrees, a strategy, 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.		Note only				NT
Z15	SSD	A15	Admin	Staging, Combining and Updating Strategies, Plans or Programs (continued)	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.		Note only				NT
Z16	SSD	A16	Building	Structural Adequacy	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. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Construction					NT
Z17	SSD	A17	Building	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction					NT

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
									Compliant	Non-Compliant	Not Triggered
Z18	SSD	A18	Admin	Applicability of Guidelines	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.		Note only				NT
Z19	SSD	A19	Admin	Applicability of Guidelines (continued)	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.		Note only				NT
Z20	SSD	A20	Admin	Monitoring and Environmental Audits	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, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		Note only				NT
Z21	SSD	A21	Admin	Access to Information	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 environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b. Keep such information up to date, to the satisfaction of the Planning Secretary.		Note only				NT
Z22	SSD	A22	Admin	Compliance	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.	Construction/ Operation	Assessed under CEMP requirements.				NT
Z23	SSD	A23	Admin	Student Numbers	This consent does not approve any increase in student numbers above any existing consents restricting staff and/or student numbers on the site.		Note only				NT

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
									Compliant	Non-Compliant	Not Triggered
Z24	SSD	A24	Building	Buildings and Structures	All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the New South Head Road boundary.	Construction	Not relevant to Environmental Audit				NT
Z25	SSD	A25	Admin	Incident Notification, Reporting and Response	The Department must be notified in writing to compliance@planning.nsw.gov.au 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.	Construction/ Operation					
Z26	SSD	A26	Admin	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Construction/ Operation	Assessed under SSD Appendix 1 requirements				NT
Z27	SSD	A27	Admin	Non-Compliance Notification	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Principal Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Construction/ Operation					
Z28	SSD	A28	Admin	Non-Compliance Notification	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	Construction/ Operation					
Z29	SSD	A29	Admin	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Note only				NT
Z30	SSD	A30	Admin	Revision of Strategies, Plans and Programs	Within three months of: a. the submission of a compliance report under condition C25; b. the submission of an incident report under condition A25; c. the submission of an Independent Audit under condition D31; or d. the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Principal Certifying Authority must be notified in writing that a review is being carried out.	Construction/ Operation					
Z31	SSD	A31	Admin	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Principal Certifying Authority. Where revisions are required, the revised document must be submitted to the Principal Certifying Authority for approval within six weeks of the review. 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.	Construction/ Operation					
Z32	SSD	AN1	Admin	Advisory Notes	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Construction/ Operation	Assessed under specific consent conditions/CEMP requirements				NT
Part B		Part B Prior to Issue of a Construction Certificate									

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
									Compliant	Non-Compliant	Not Triggered
Z33	SSD	B1		Outdoor Lighting	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.	Pre-Construction					NT
Z34	SSD	B2		Property Damage Security Bond	Prior to the issue of any construction certificate, a property damage security bond is to be paid to Council. Prior to payment Council can provide the value of the property damage security bond.	Pre-Construction					NT
Z35	SSD	B3		Development Contribution	Prior to the issue of any construction certificate, a Section 94A levy totalling \$1,106,490, is to be paid to Council in accordance with Section 7.12 of the EP&A Act and Schedule 1 of Woollahra Section 94A Development Contributions Plan 2011. Prior to payment Council can provide the value of the indexed levy.	Pre-Construction					NT
Z36	SSD	B4		External Walls and Cladding	Prior to the issue of any construction certificate, the Applicant must provide the Principal Certifying Authority 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 Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	Pre-Construction					NT
Z37	SSD	B5		Stormwater Management System	Prior to the issue of any construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Principal Certifying Authority. The system must: a. be designed by a suitably qualified and experienced person(s); b. be generally in accordance with the conceptual design in the EIS; c. be in accordance with applicable Australian Standards; d. 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;	Pre-Construction					NT
Z38	SSD	B6		Stormwater Management Plans	Prior to the issue of any Construction Certificate, plans and specifications required by Clause 13.9 of the Regulation, must include Water Sensitive Urban Design details and must have a general design in accordance with stormwater plans prepared by AECOM dated 13 September 2018 and the following amendments showing integrated water sensitive design: a. a rainwater/stormwater collection tank(s) (harvest tanks) sized to accommodate the irrigation and water re-use demand of the site. A rainwater re-use plan must be prepared and certified by a suitably qualified and experienced person(s); b. a stormwater management system that continually manages and treats discharge offsite prior to entering the Council drainage system is implemented; c. new roof and hard paved areas are to be directed to the harvest tanks to meet the requirements of the proposed water re-use and where there is sufficient fall; and d. the integrated water sensitive design system is to be designed to meet or exceed Council's water treatment guidelines.	Pre-Construction					NT
Z39	SSD	B7		Stormwater Management Plans (continued)	Water quality measures are installed that meet the following environmental targets for stormwater runoff leaving the site: a. 90% removal of gross pollutants (> 5mm); b. 85% removal of total suspended solids; c. 65% removal of total phosphorous; and d. 45% removal of total nitrogen.	Pre-Construction					NT

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
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Z40	SSD	B8		Stormwater Management Plans (continued)	Compliance with the objectives and performance requirements in the Building Code of Australia.	Pre-Construction					NT
Z41	SSD	B9		Stormwater Management Plans (continued)	The installation of a rainwater tank which is to be connected for non-potable uses such as irrigation. Overflow from the rainwater tank shall be directed to the proposed on-site absorption system.	Pre-Construction					NT
Z42	SSD	B10		Stormwater Management Plans (continued)	The installation of a bio-retention system to achieve the water quality targets stipulated in Chapter E2.2.3 of the Woollahra Development Control Plan 2015.	Pre-Construction					NT
Z43	SSD	B11		Roadworks and Access	Prior to the issue of any construction certificate, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles.	Pre-Construction					NT
Z44	SSD	B12		Provision of public footpath	Plans provided as part of the Construction Certificate shall clearly indicate the existing road reserve as well as the public footpath area to be dedicated as road reserve (i.e. that area provided within private land that is required to provide a 2.5m wide pedestrian footpath along New South Head Road). The area provided shall be sufficient to accommodate a shared cycle/pedestrian path clear of any obstructions.	Pre-Construction					NT
Z45	SSD	B13		Construction Impact Assessment and Management Plan	Prior to the issue of any construction certificate, the Construction Impact Assessment and Management Plan, prepared by Botanics Tree Wise People Pty Ltd, amended October 2018, is updated to provide the following: a. comprehensive assessment of the impact on the trees in accordance with industry standards and arboricultural best practice to demonstrate that all options have been considered to retain as many trees as possible on the site. This includes making an assessment using Australian Standard AS 4970-2009: The Protection of Trees on Development sites; and b. tree and site-specific tree protection strategy which details what methods are proposed to minimise impacts to trees to be retained.	Pre-Construction					NT
Part C Prior to Commencement of Works											
Z46	SSD	C1	Admin	Notification of Commencement	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Construction/Operation					
Z47	SSD	C2	Admin	Notification of Commencement (continued)	If the construction or operation of the development is to be staged, the Department 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.	Construction/Operation					
Z48	SSD	C3	Admin	Certified Drawings	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Principal Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Pre-Construction	Not relevant to Environmental Audit				NT
Z49	SSD	C4	Admin	Protection of Public Infrastructure	Before the commencement of works, the Applicant must: a. consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b. prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c. submit a copy of the dilapidation report to the Principal Certifying Authority and Council.	Pre-Construction					

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
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Z50	SSD	C5	Contamination	Unexpected Contamination Procedure	Prior to commencement of works, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C12 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Construction					
Z51	SSD	C6	Consultation	Community Communication Strategy	No later than two weeks before commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information and approved by the Planning Secretary prior to commencement of construction. The Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and business, and other directly impacted by the development), during the design and construction of the development and for a minimum 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 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.	Pre-Construction					
Z52	SSD	C7	Consultation	Community Communication Strategy (continued)	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Pre-Construction					
Z53	SSD	C8	Water	Rainwater Harvesting	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Pre-Construction					
Z54	SSD	C9	ESD	Ecologically Sustainable Development	Prior to commencement of works, the Applicant must demonstrate that ESD is being achieved by either registering a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Principal Certifying Authority, unless an alternative Certification process is agreed to by the Planning Secretary.	Pre-Construction					
Z55	SSD	C10	Building	Demolition	Prior to the commencement of construction works, demolition plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposal 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 Principal Certifying Authority and Planning Secretary.	Pre-Construction					

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Z56	SSD	C11	CEMP	Environmental Management Plan Requirements	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> a. detailed baseline data; b. details of: <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c. a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d. a program to monitor and report on the: <ul style="list-style-type: none"> i. impacts and environmental performance of the development; ii. effectiveness of the management measures set out pursuant to paragraph (c) above; e. a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; f. a program to investigate and implement ways to improve the environmental performance of the development over time; g. a protocol for managing and reporting any: <ul style="list-style-type: none"> i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. (complaint; iii. failure to comply with statutory requirements; and h. a protocol for periodic review of the plan and any updates in response to incidents or matters of non-compliance. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Pre-Construction					

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
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Z57	SSD	C12	CEMP	Construction Environmental Management Plan	<p>Prior to commencement of construction works, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of the Principal Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Details of: <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. (management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; b. Construction Traffic and Pedestrian Management Sub-Plan (see condition C13); c. Construction Noise and Vibration Management Sub-Plan (see condition C14); d. Construction Waste Management Sub-Plan (see condition C15); e. Construction Soil and Water Management Sub-Plan (see condition C16); f. Flood Emergency Response Sub-Plan (see condition C17); g. an unexpected finds protocol for contamination and associated communications procedure; h. an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and i. waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. 	Pre-Construction					
Z58	SSD	C13	CEMP	Construction Environmental Management Plan (continued)	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. be prepared by a suitably qualified and experienced person(s); b. be prepared in consultation with Council, TfNSW (RMS) and TfNSW; 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. detail heavy vehicle routes, access and parking arrangements; e. include a Driver Code of Conduct to: <ul style="list-style-type: none"> i. minimise the impacts of earthworks and construction on the local and regional road network; ii. minimise conflicts with other road users; iii. minimise road traffic noise; and iv. ensure truck drivers use specified routes; f. include a program to monitor the effectiveness of these measures; and g. if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	Pre-Construction					

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Z59	SSD	C14	CEMP	Construction Environmental Management Plan (continued)	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: a. be prepared by a suitably qualified and experienced noise expert; b. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d. include strategies that have been developed with the community for managing high noise generating works; e. describe the community consultation undertaken to develop the strategies in condition C6(d) and f. include a complaints management system that would be implemented for the duration of the construction.	Pre-Construction	Construction Noise and Vibration Management Sub-Plan is provided as Appendix D of the CEMP and contains items required by this condition.				
Z60	SSD	C15	CEMP	Construction Environmental Management Plan (continued)	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; b. 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Pre-Construction					
Z61	SSD	C16	CEMP	Construction Environmental Management Plan (continued)	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: a. be prepared by a suitably qualified expert, in consultation with Council; b. describe all erosion and sediment controls to be implemented during construction; c. provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); d. include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas; e. detail all off-Site flows from the Site; and f. 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 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Pre-Construction					
Z62	SSD	C17	CEMP	Construction Environmental Management Plan (continued)	The Applicant must prepare a Flood Emergency Response Sub-Plan (FERSP) and the plan must address, but not be limited to, the following: a. be prepared by a suitably qualified and experienced person(s); b. address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); c. include details of: i. the flood emergency responses for both construction and operation phases of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and students.	Pre-Construction					

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Z63	SSD	C18	CEMP	Erosion and Sedimentation Control	Soil erosion and sediment control measures must be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004). Details are to be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of construction.	Pre-Construction					
Z64	SSD	C19	CEMP	Construction Parking	Prior to commencement of works, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Pre-Construction					
Z65	SSD	C20	CEMP	Construction and Demolition Waste Management	The Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Pre-Construction					
Z66	SSD	C21	CEMP	Construction Worker Transportation Strategy	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Principal Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities.	Pre-Construction					
Z67	SSD	C22	CEMP	Operational Waste Storage and Processing	Prior to commencement of works, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Pre-Construction					
Z68	SSD	C23	CEMP	Archaeological testing and salvage investigations	The archaeological and salvage investigations detailed in the Aboriginal Cultural Heritage report prepared by Unearthed Archaeology shall be undertaken prior to the issue of Construction Certificates within the vicinity of the proposed investigations.	Pre-Construction					
Z69	SSD	C24	Building	Bicycle Parking and End-of-Trip Facilities	Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: a. the provision of a minimum 121 staff/visitor/student bicycle parking spaces; b. the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c. the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d. appropriate pedestrian and cyclist advisory signs are to be provided; and e. all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Pre-Construction	Not relevant to Environmental Audit				NT
Z70	SSD	C25	Compliance	Compliance Reporting	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.	Pre-Construction	Not relevant to Environmental Audit				NT
Z71	SSD	C26	Compliance	Compliance Reporting(continued)	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018), unless otherwise agreed by the Planning Secretary.	Construction/Operation	Note only				NT
Z72	SSD	C27	Compliance	Compliance Reporting (continued)	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	Construction/Operation	Note only				NT
Z73	SSD	C28	Compliance	Compliance Reporting (continued)	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.	Construction/Operation	Note only				NT

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Z74	SSD	C29	Amenity	Car Parking and Service Vehicle Layout	Prior to the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: a. all construction vehicles must enter and leave the Site in a forward direction; b. a minimum of 124 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; c. 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, must be in accordance with AUSTROADS; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Pre-Construction	Not relevant to Environmental Audit				NT
Z75	SSD	C30	Amenity	Landscaping	Prior to the commencement of construction, the Applicant must submit amended plans to the satisfaction of the Principal Certifying Authority detailing: a. the provision of at least an additional seven locally indigenous mature shade providing canopy trees on the site; b. the provision of street trees along the New South Head Road. Species and spacing must be in consultation with Council.	Pre-Construction	Not relevant to Environmental Audit				NT
Z76	SSD	C31	Amenity	Road and Public Domain Works	A separate application under Section 138 of the Roads Act 1993 must be made to, and be approved by Council as the road authority, for the following infrastructure works prior to the commencement of construction of the road and public domain works: a. The removal of existing kerb and gutter and the construction of a new 5.5m wide vehicular crossing for vehicular access into the proposed basement parking in accordance with Council's standard driveway drawing RF2_D. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment; b. The removal of existing kerb and gutter and the construction of a new 3m wide vehicular crossing for vehicular access into the proposed maintenance building in accordance with Council's standard driveway drawing RF2_D. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment; c. The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's specification; d. The reconstruction of the existing kerb and gutter, between the new vehicular crossing for access into the maintenance building and the new kerb ramp removal of existing kerb and gutter in plain concrete in accordance with Council's standard driveway drawing RF2_D; e. The reconstruction of the existing footpath across the frontage of the proposed works in New South Head Road in accordance with Council's standard driveway drawing RF2_D. The footpath must be constructed to the following specification: - The width of the footpath must be 2.5m - The footpath must be constructed in concrete - A maximum crossfall of 3% must be provided f. The reconstruction of the kerb and footpath along Rose Bay Avenue in accordance with the approved plans listed in Condition A2(d); g. Detailed long section and cross section at every 5m interval must be prepared by a suitably qualified and experienced civil engineer; h. The construction of all traffic devices, associated landscaping and infrastructure (footpath, kerb and gutter and road pavement) works on Council's property must be in accordance with Council's specification and relevant Australian Standards. Detailed design including certification from the designing structural/civil engineer must be submitted with the application certifying that all works are designed in accordance with Council's specification and the relevant Australian Standards; and	Pre-Construction					

Zoic No.	Document	SSD Condition / CEMP Section	Category	Item	Condition	Audit Phase	Evidence / Observation Required	Independent Audit Findings and Recommendations	Compliance Status		
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Z77	SSD	C32	Amenity	Road and Public Domain Works (continued)	A bond of \$118,500 will be used as security to ensure satisfactory completion of the infrastructure works. The security or bank guarantee must be the original unconditional bank guarantee with no expiry date; and	Pre-Construction	Not relevant to Environmental Audit				NT
Z78	SSD	C33	Amenity	Road and Public Domain Works (continued)	The Bond will not be released until Council has inspected the site and is satisfied that the works have been completed in accordance with Council approved drawings and to Council requirements.		Note only				NT
Z79	SSD	C34	Services	Provision for Energy Supplies	Any required substation must be located within the boundaries of the site. Where an electricity substation is required within the site but no provision has been made to place it within the building and such substation has not been detailed in approved plans, Section 4.55 application is to be submitted to assess the proposed location of the required substation.	Construction					
Part D During Construction											
Z80	SSD	D1	Amenity	Site Notice	A site notice(s): a. must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Principal Certifying Authority and Structural Engineer and is to satisfy all but not be limited to, the following requirements: i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the 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; and iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Construction					
Z81	SSD	D2	Plant & Equipment	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: a. maintained in a proper and efficient condition; and b. operated in a proper and efficient manner.	Construction					
Z82	SSD	D3	Building	Demolition	Demolition work must comply with Australian Standard AS 2601-2001. The demolition of structures (Standards Australia, 2001).	Construction	Not relevant to Environmental Audit				NT
Z83	SSD	D4	Admin	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a. between 7am and 6pm, Mondays to Fridays inclusive; and b. between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction	Hours are consistent with CEMP.				
Z84	SSD	D5	Admin	Construction Hours (continued)	Notwithstanding D4 above, when demolition, excavation and constructions works are to be undertaken on school days, all vehicular movements associated with this work shall only be undertaken between the hours of 7am and 8am, 9:00am and 2:30pm and 4:00pm and 5:00pm in order to minimise disruption to the traffic network during school pick-up and drop-off periods.	Construction	Hours are consistent with CEMP.				

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Z85	SSD	D6	Admin	Construction Hours (continued)	Construction activities may be undertaken outside of the hours in condition D4 if required: a. by the Police or a public authority for the delivery of vehicles, plant or materials; or b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c. where the works are inaudible at the nearest sensitive receivers; or d. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.		Note only				NT
Z86	SSD	D7	Admin	Construction Hours (continued)	Notification of such construction activities as referenced in Condition D6, must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction					
Z87	SSD	D8	Admin	Construction Hours (continued)	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a. 9am to 12pm, Monday to Friday; b. 2pm to 5pm Monday to Friday; and c. 9am to 12pm, Saturday.	Construction	Hours are consistent with CEMP.				
Z88	SSD	D9	CEMP	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	Covered under audits for CEMP requirements				NT
Z89	SSD	D10	Traffic	Construction Traffic	All demolition and construction vehicles (excluding worker 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 before stopping.	Construction					
Z90	SSD	D11	Traffic	Construction Traffic (continued)	No construction or on-going access for vehicles is to be gained directly from the classified road network (i.e. along the New South Head Road boundary of the development site) without approval from the relevant road authority.	Construction					
Z91	SSD	D12	Traffic	Construction Traffic (continued)	All vehicles are to enter and exit the site in a forward direction.	Construction					
Z92	SSD	D13	Traffic	Hoarding Requirements	The following hoarding requirements must be complied with: a. no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; 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.	Construction					
Z93	SSD	D14	Traffic	No Obstruction of Public Way	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 without relevant authority approval. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Construction					
Z94	SSD	D15	Noise	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	Covered under audit for CEMP requirements				NT
Z95	SSD	D16	Noise	Construction Noise Limits (continued)	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 D4.	Construction	Covered under SSD Condition D4				NT

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Z96	SSD	D17	Noise	Construction Noise Limits (continued)	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms (quackers) to minimise noise impacts on surrounding noise sensitive receivers.	Construction					
Z97	SSD	D18	Noise	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: a. for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b. for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction	The Construction Noise and Vibration Management Plan (Appendix D of CEMP) provides criteria for vibration as per condition D18. This will be covered under audit of the CEMP.				NT
Z98	SSD	D19	Noise	Vibration Criteria (continued)	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 D18	Construction					
Z99	SSD	D20	Noise	Vibration Criteria (continued)	The limits in conditions D18 and D19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C12 of this consent.		Note only				NT
Z100	SSD	D21	Air	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction					
Z101	SSD	D22	Air	Air Quality (continued)	During construction, the Applicant must ensure that: a. exposed surfaces and stockpiles are suppressed by regular watering; b. all trucks entering or leaving the site with loads have their loads covered; c. trucks associated with the development do not track dirt onto the public road network; d. public roads used by these trucks are kept clean; and e. land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction					
Z102	SSD	D23	Sediment	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Construction	Covered under audit for CEMP requirements				NT
Z103	SSD	D24	Soil	Imported Soil	The Applicant must: a. ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b. keep accurate records of the volume and type of fill to be used; and c. make these records available to the Principal Certifying Authority upon request.	Construction					
Z104	SSD	D25	Water	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Principal Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Construction					

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Z105	SSD	D26	Heritage	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EESG and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EESG to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EESG.	Construction					
Z106	SSD	D27	Heritage	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage Division contacted. 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. Works may only recommence with the written approval of Heritage Division of the Department of Premier and Cabinet.	Construction					
Z107	SSD	D28	Waste	Waste Storage and Processing	All waste generated by construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction					
Z108	SSD	D29	Waste	Waste Storage and Processing (continued)	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction					
Z109	SSD	D30	Waste	Waste Storage and Processing (continued)	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.	Construction					
Z110	SSD	D31	IEA	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Construction					
Z111	SSD	D32	IEA	Independent Environmental Audit (continued)	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.	Construction					

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Z112	SSD	D33	IEA	Independent Environmental Audit (continued)	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: a. An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b. A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	Construction	Audit schedule has been amended as per Condition D33 in IEA Audit Program.				
Z113	SSD	D34	IEA	Independent Environmental Audit (continued)	Independent Audits of the development must be carried out in accordance with: a. the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; and b. the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Construction					
Z114	SSD	D35	IEA	Independent Environmental Audit (continued)	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a. review and respond to each Independent Audit Report prepared under condition D34 of this consent; b. submit the response to the Department and the Principal Certifying Authority; and c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	Construction					
Z115	SSD	D36	IEA	Independent Environmental Audit (continued)	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Note only				NT
Appendix 1 – Written Incident Notification and Reporting Requirements											
Z116	SSD		Admin	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	Construction					
Z117	SSD		Admin	2	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	Construction					

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Z118	SSD		Admin		3 Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Construction					
Z119	SSD		Admin		4 The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	Construction					
EIS Mitigation Measures											
Visual Impact											
Z120	EIS	9	Amenity	Impact on key views of the site from key public places	- Buildings designed to sit low in the topography and into the hillside slope. - Provision of landscape screening as per Landscape Drawings at Appendix E.	Pre-Construction	Not relevant to Environmental Audit				NT
Z121	EIS	9	Amenity	Impact on key views from nearby residential receivers	- Buildings designed to sit low in the topography and into the hillside slope. - Building to be constructed in non-visually dominant colours to minimise perceived bulk, as per Architectural Drawings at Appendix C.	Pre-Construction	Not relevant to Environmental Audit				NT
Traffic and Parking											
Z122	EIS	9	Traffic	Impacts on road network from construction phase	- Implement Concept Construction Traffic Management Plan Construction as per Appendix M. - Implement Preliminary Construction Management Plan, as per Appendix BB		This requirement has been superseded by Construction Traffic Management Plan in the CEMP				NT
Z123	EIS	9	Traffic	Impact on key intersections as a result of operational traffic generation on the site.	- Modelled intersections will continue to operate satisfactory. - The proposed development is consistent with the intended uses for the site.	Construction					
Z124	EIS	9	Traffic	Reduced demand for on street car parking spaces.	- No mitigation is required as this is a positive impact.		Note only				NT
Z125	EIS	9	Traffic	Operation of access and egress points to the site.	- Alterations to on street parking provisions to allow for restricted parking around site egress points to ensure sufficient line of sight and turning movements as recommended in the Traffic and Parking Assessment at Appendix L.	Construction					

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Z126	EIS	9	Traffic	Construction vehicles, plant and equipment on public roads (arriving / leaving the site)	<ul style="list-style-type: none"> - Traffic controllers to manage construction vehicle movements to/from the site as required. - Safe public access routes to be pre-agreed and maintained. - Allocation of works zones in Rose Bay Avenue during demolition of the War Memorial Hall and Mansfield Buildings. - Provision of site plan and access diagrams to delivery drivers before reaching site, in order to minimise time on the road or in wayfinding when at site. - Delineation of three 'passing bays' along Rose Bay Avenue to facilitate traffic movement along this carriageway during construction. - Installation of a pedestrian diversion from the eastern to western side of Rose Bay Avenue (between Rose Bay Avenue Gates and New South Head Road) during construction works to improve pedestrian safety during this phase. - Provision of staff parking spaces on the western side of Hordern Oval to mitigate against the 29 lost from on-site provision when replaced with drop- off/pick-up, and spaces lost along Rose Bay Avenue during construction works. - Encourage construction staff to use of public transport or car-pooling to access the site. Discourage transport by private vehicle. Provide information of public transport schedules and routes. - Management of truck access to/egress from the site at each Site Gate via a traffic controller. 	Construction					
Pedestrian Safety											
Z127	EIS	9	Traffic	Reduction of pedestrian safety along Rose Bay Avenue footpath during construction.	<ul style="list-style-type: none"> - Given the construction activity in this area, it is proposed to close the footway along the site frontage from the Rose Bay Avenue Gate to the intersection of Rose Bay Avenue and New South Head Road. Pedestrians will be diverted along the eastern footway on Rose Bay Avenue during construction work times. 	Construction					
Noise and Vibration											
Z128	EIS	9	Noise	Impact from construction noise and vibration	<ul style="list-style-type: none"> - Adopt a Construction Noise Management Plan addressing the requirements contained in the Acoustic Report prepared by Acoustic Logic at Appendix V. - Restrict construction activities to only during designated times. Implement Preliminary Construction Management Plan, as per Appendix BB. - Construction equipment may be fitted with noise mitigation equipment wherever possible or reasonable. - Noisy work will be identified and communicated to relevant stakeholders and neighbours, giving them sufficient notice. - Opportunity for noisy works to be limited to approved windows of time if agreed between all parties. - Noisy equipment to be located further away from residential neighbours wherever possible. 		Covered under SSD Conditions C13, D14, D16, D17				NT
Z129	EIS	9	Noise	Vibration during excavation, piling and structural works	<ul style="list-style-type: none"> - Use bored piles rather than driven piles. - Applicable works will be identified and communicated to relevant stakeholders and neighbours giving them sufficient notice. - Vibration monitors may be provided in close proximity to heritage buildings as an early warning alarm during adjacent piling & structural works. 	Construction					

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Z130	EIS	9	Noise	Increase in mechanical plant noise levels at sensitive receivers	- Acoustic treatment of new mechanical plant shall be undertaken control noise emissions at or below the intrusiveness criteria Background + 5dB(A) Leq(15minutes) of Day – 49, Evening – 44 and Night – 39 as set out in section 6.3.1 (Table 9) of the NIA. Plant can be satisfactorily attenuate to levels complying with these noise emission criteria through appropriate location and (if necessary) standard acoustic treatments such as noise screens, enclosures, in-duct treatments (silencers/lined ducting) or similar. - Acoustic rectification treatment shall be designed for existing plant if an acoustic review determines this necessary.	Construction	Comment: Appendix D of CEMP only specifies background + 10dBA. Please confirm.				
Z132	EIS	9	Noise	Regular School activities impacted by construction noise	- Implement Preliminary Construction Management Plan, as per Appendix BB		This requirement has been superseded by Construction Traffic Management Plan in the CEMP			NT	
Heritage											
Z133	EIS	9	Heritage	Impacts to heritage items during demolition and development	- It is recommended that a Photographic Archival Recording (PAR) is undertaken where works are proposed, prior to any works being undertaken at the site. - An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hal, these elements should be incorporated in the New Centenary Building development. - An Interpretation Plan should be developed to convey the development and significance of the site to students and visitors to the site. - During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged. - A suitably qualified heritage architect/consultant should be engaged to oversee all works to buildings of identified high significance, including the Perkins Building. - A suitable protection methodology prior to works commencing on site to protect the significant Kauri Pine and rock face located in Camelia Court.	Construction					
Z134	EIS	9	Heritage	Discovery of items of archaeological significance during construction	- During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged.	Construction	Covered under SSD condition D26 & D27			NT	
Z135	EIS	9	Heritage	Disturbance of previously unidentified items of aboriginal heritage	- Implement an 'unexpected finds protocol' to ensure that if, during excavation, any items of potential archaeological significance are uncovered they are identified, managed, protected and preserved.	Construction					
Sediment, Erosion and Dust Controls											

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Z144	EIS	9	Biodiversity	Adverse ecological impacts as a result of the development	<ul style="list-style-type: none"> - Replacement landscaping should keep in context with the existing character of the property. - Construction sediment and erosion control measures are to be installed and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour. - Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed within the subject site. - A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds as listed in Item 3 which are required to be controlled in accordance with the NSW Biosecurity Act (2015). - As field activities may be ongoing until approximately 8pm, lighting on the field is required. Lighting should be turned off at other times to limit disturbances to on-site boarders, neighbours and fauna that may utilise the existing vegetation. - Two (2) nest boxes currently located within the new building footprint are to be moved to nearby retained trees, or new nest boxes installed as replacements nearby. 	Construction					
Wind impacts											
Z145	EIS	9	Air	Some of the seating areas would experience elevated wind speeds for extended periods under west and north-east winds.	<ul style="list-style-type: none"> - It is recommended that vertical screens are placed perpendicular to the balustrade on levels 3 to reduce the air flow running parallel to the balustrade under northeast or west winds. - It is recommended that the internal flow paths be controlled through building management by closing the south doors of the informal learning/house area and the east doors of the war memorial chapel when high wind speeds are predicted. - It is recommended that a draft assessment be conducted on the natural ventilation flow path to ensure air speeds are acceptable. - Should the wind speeds in the outdoor areas require quantification, computation fluid dynamics can be used determine the percentage of time this area is not suitable for sitting. 	Construction					
Social Impacts											
Z146	EIS		Amenity	Site personnel behaviour both inside and external of the site (eg language, rubbish left on treets,interaction with neighbours)	<ul style="list-style-type: none"> - Site inductions will include site requirements. That is no inappropriate language, no throwing rubbish on streets, parking of vehicles legally and wearing appropriate clothing etc. - Weekly tool box talks will reinforce requirements. - Regular check of surrounding streets. 	Construction					
Response to Submission - Agency Conditions of Consent											
Z147	RTS	Sydney Water	Admin	-	The approved plans must be submitted to Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water Sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	Pre-Construction					
Z148	RTS	TfNSW	Traffic	Green Travel Plan	As part of the ongoing operation of the School, a detailed Green Travel Plan (GTP), which includes target mode shares for both staff and students with the objective to reduce the reliance on private vehicles, shall be prepared. The GTP must be implemented accordingly and updated annually.	Pre-Construction	Green Travel Plan provided in Response to Submission				

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Z149	RTS	TfNSW	Traffic	Traffic and Parking Management Plan	<p>The Applicant shall prepare a Traffic and Parking Management Plan, which details the measures to safely manage the daily transport task to/from the School for both the interim and final design. Traffic and parking management measures that need to be addressed include:</p> <ul style="list-style-type: none"> • kerbside vehicle pick-up/drop-off management, staff parking management and orderly vehicle queuing; • maintaining bus accessibility and student waiting areas; • safe parent and student behaviour during pick-up/drop-off; and • safe pedestrian movements to the School entrances, minimising vehicle-pedestrian conflicts. <p>The plan shall also detail the responsibilities of various personnel executing the plan and include measures to monitor, review the performance and make improvements to the plan. This plan should be implemented as part of the ongoing operation of the redeveloped School.</p>		Covered under SSD condition C13				NT
Z150	RTS	TfNSW	Amenity	Signage and Line-Marking Plan	<p>The Applicant shall prepare a detailed signage and line-marking plan of the proposed changes to kerbside parking restrictions to accommodate the various vehicle movements to/from the development within the local road network. The preparation of the plan should be made in consultation with and approved by Woollahra Municipal Council. The approved kerbside parking restrictions must be implemented to the satisfaction of Council.</p>	Pre-Construction	Signage and line marking plan provided in Appendix AA of RTS.				
Z151	RTS	TfNSW	Amenity	Road safety evaluation	<p>A Road Safety Evaluation (RSE, refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) shall be conducted on all relevant sections of road utilised for bus and private vehicle pick-up and drop-off. This should be undertaken as part of the detailed design stage and upon completion of all relevant road works.</p> <p>Appropriate road safety measures and/or traffic management measures shall be implemented based on the outcomes of the RSE.</p>	Pre-Construction	Road safety audit provided in Appendix CC of RTS.				
Z152	RTS	RMS	Amenity	-	<p>Roads and Maritime raises no objection on property grounds provided all buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the New South Head Road boundary.</p>		Covered under SSD condition A24				NT
Z153	RTS	RMS	Traffic	Construction Traffic Management	<p>A Construction Traffic Management detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.</p>		Covered under SSD condition C13				NT
Z154	RTS	OEH	Emergency	Emergency response	<p>OEH highlights that, in assessing the overland flow for the full range of events (including the PMF) provides essential information to inform emergency management and recommends that an emergency response plan is prepared.</p>	Pre-Construction	Assessed under CEMP requirements.				NT

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Z155	RTS	OEH	Biodiversity		<p>Replacement landscaping should keep in context with the existing character of the property.</p> <p>Construction sediment and erosion control measures are to be install and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour.</p> <p>Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed with the subject site.</p> <p>A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds which are required to be controlled in accordance with NSW Biosecurity Act (2015).</p> <p>As field actives may be ongoing until approximately 8pm, lighting on the field is required. Lighting should be turned off at other times to limit disturbances to on-site boarders, neighbours and fauna that may utilise the existing vegetation.</p> <p>Two (2) nest boxes currently located within the new building footprint are to be moved to nearby retained trees, or new nest boxes install as replacements nearby.</p>	Construction	Covered under EIS requirements.				NT
Green Travel Plan											
Construction Environmental Management Plan Mitigation Measures											
General											
Z158	CEMP	1.3	Admin	Hours of Work	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	Construction	Covered under SSD condition D4				NT
Z159	CEMP	1.3	Admin	Hours of Work	<p>- When demolition, excavation and constructions works are to be undertaken on school days, all vehicular movements associated with this work shall only be undertaken between the hours of 7am and 8am, 9:00am and 2:30pm and 4:00pm and 5:00pm in order to minimise disruption to the traffic network during school pick-up and drop-off periods.</p> <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>	Construction	Covered under SSD conditions D5 & D8				NT
Z160	CEMP	3.1 & 3.2	Admin	Site inductions and training	<p>All personnel, including the Principal Contractor's staff and subcontractors, who will be working on the project or will require regular access to the sites will be required to undertake training and site inductions including environmental requirements as required by the Principal Contractor.</p> <p>The CEMP awareness induction will cover:</p> <ol style="list-style-type: none"> 1. Outlining the objective and purpose of the works; and 2. Contents of the CEMP and their (the workers) responsibility. <p>All site workers will sign the CEMP induction register acknowledging receipt and understanding of this CEMP. All induction sessions will be recorded in the induction register.</p>	Construction					
Z161	CEMP	3.3	Admin	Toolbox meetings	The Principal Contractor will also conduct toolbox meetings with all personnel to review management procedures and identify / discuss site conditions and potential hazards.	Construction					

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Z165	CEMP	7.1	Air	Management actions	Use of surfactant spray (onsite in close proximity of the earth works and at the site boundary/fences) is required for odour suppressant during works (this is up to the discretion of the Project Manager and the environmental consultant). Heavy equipment and vehicles will be appropriately maintained to minimise exhaust emissions. Appropriate methods of dust suppression will be implemented, such as ensuring earthworks materials remain moist to ensure dust is minimised during works. Evaluate weather conditions prior to works commencing and during any change in wind direction. Cease works if dust or odour generation is excessive. Covering of any stockpiles that are to remain for greater than two days (Waste reclassification or ENM stockpiles, ACM demolition stockpiles), or if weather forecasts predict strong winds; with plastic or Hessian material. All dust/odour control measures will be kept in good operating condition and be functional at all times, with regular maintenance. All loads are to be covered and appropriately fitted with tarpaulins to contain dust and/or odour during transport. A complaints register will be established and maintained to receive and address complaints from the community regarding the detection of nuisance odour during the works. Residents in the vicinity of the proposed works will be informed of potential dust/odour impacts prior to the commencement of works.	Construction					
Z166	CEMP	7.1	Air	Performance indicator	No complaints from location residents, surrounding businesses or site personnel. Goal of nil complaints relating to dust quality issues. Vapour emissions (Chlorinated VOCs) are likely to occur however the number of complaints should be kept to a minimum. All complaints will be responded to within 2 business days No onsite observation of dust generation during excavation works by Project team. No visual evidence of exhaust smoke during idle of equipment. No visual evidence of tracked material on public roads. A reduction in the number of complaints received in relation to air quality each month.	Construction					
Z167	CEMP	7.1	Air	Monitoring	Implementation of visual monitoring of dust, material tracking, truck tarping, water spray use, exhaust plumes and stockpile covering. If unexpected fines protocol detects contaminants a review of air born testing is to be undertaken.	Construction					
Z168	CEMP	7.1	Air	Reporting	Maintenance of records on site of visual, PID and Asbestos monitoring undertaken if required.	Construction					
Community Consultation and Complaints Handling											
Z169	CEMP	8.3	Consultation	Letterbox drops and public notices	Letter box drops or public notices will include at least the following: - Why the works are required; - When they are likely to occur; - What mitigation measures are in place to minimise any community or environmental impacts; - Who will be doing the work and a contact phone number for further information; and - Emergency Contact number / community complaints line.	Construction					
Z170	CEMP	8.4	Consultation	Communication protocols	For this project noting that a 2 day response time to deal with community concerns has been determined.	Construction					

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Z180	CEMP	11.2	Waste	Management actions	Provision of a Spill cleanup kit on all sites where bulk fuel is stored or is being transferred. Maintain a hardstand or lined and bunded area for the refueling and storage of equipment. Visual assessment of excavated material by the Environmental Specialist. The Environmental Specialist shall direct the Excavator Operator if the soil has to re-assessed onsite or disposed off-based on the in-situ waste classification. Trucks to be used for transport of soil are to be fitted with cover tarpaulins to contain the load. Each truck prior to exiting site, shall be inspected prior to dispatch and either logged out as clean (wheels and chassis), or hosed down within a wheel wash down bay. Provide waste receptacles for all waste types and ensure that personnel use these correctly. All trucks leaving the site should be accompanied with a waste transportation form (Appendix B). Cease site works until the Project Manager has been notified of any unexpected finds and appropriate instructions have been provided to field personnel to address the issue. Project Manager to inform the Contract Administrator of any unexpected finds.	Construction					
Z181	CEMP	11.2	Waste	Monitoring	Regular observations will be made by the Project Manager and measures put into place if sediment loaded runoff is likely to occur or a rainfall event is predicted. Records of all corrective actions and known sediment releases will be kept. An up to date record of waste tracking shall be kept by the Environmental Specialist.	Construction	Covered under EIS requirements.				NT
Z182	CEMP	11.2	Waste	Reporting	Maintenance of records on site of equipment inspections undertaken and landfill disposal/waste tracking and weigh bridge dockets, and any council approvals should be maintained onsite for inspection.	Construction	Covered under EIS requirements.				NT
Z183	CEMP	Section 2 of Appendix E	Waste	Demolition plan	- Demolition disposal for concrete, bricks, plasterboard, timber, tiles, PVC, metal, paper & cardboard, glass, appliance, carpet, vegetation, soil – to Recycled Facility - Asbestos ACM to be removed by a licenced contractor (up to 30 June 2007 >200m2, 1 July 2007 > 50m3, from 1 Jan 2008 > 10m2 of bonded asbestos) & managed in accordance with WHS Act & Regulation 2012 and EPA requirements. - Lead paints & dusts will be removed using we sanding and vacuum techniques (cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health). Waste will be contained within sealed plastic bags for disposal. Clean up with a wet mop.	Construction					
Z184	CEMP	Section 2 of Appendix E	Waste	Consider recycling reprocessing	Where practicable: - Timber for reuse or mulching - Aluminium wall frames – reprocess - Plasterboard – recycled or use as soil improvers - Steel – reprocess - Toughened Glass – reprocess - Carpet & underlay – reprocess & mulch mats	Construction					
Z185	CEMP	Section 2 of Appendix E	Waste	Product stewardship	Investigate returning waste to the supplier? (e.g. plasterboard, packaging)	Construction					
Z186	CEMP	Section 2 of Appendix E	Waste	Putrescible waste	Putrescible waste is to be contained in bins and collected by licenced contractor for disposal	Construction					

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Z187	CEMP	Section 2 of Appendix E	Waste	Contaminated soils	Contaminated soils will be excavated and classified in accordance with EPA guidelines "Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes" (June 2004) – www.environment.nsw.gov.au/waste/envguidlms/index.htm .	Construction	Covered under SSD Condition D29				
Z188	CEMP	Section 2 of Appendix E	Waste	Virgin excavated natural material (VENM)	VENM excavated from site with suitable compaction qualities will be beneficially re-used on other construction sites whenever possible. Disposal to landfill will be the last option. No fill will be received on site that does not comply with EPA guidelines i.e. Contamination limits appropriate to the development.	Construction	Covered under SSD Condition D24				NT
Z189	CEMP	Section 2 of Appendix E	Waste	Acid sulphate soils	Potential for acid sulphate soils ASS will be assessed based on the sites proximity to low-lying coastal areas e.g. coastal plains, wetlands and mangroves where the surface elevation is less than five metres above mean sea level. If suspected, consultant to prepare Acid Sulphate Soil Management Plan (ASSMP). Excavation and neutralisation to be supervised by consultants as per ASSMP.	Construction	Appendix R of EIS states that acid sulfate soil management plan is not required.				
Z190	CEMP	Section 2 of Appendix E	Waste	Monitoring	Bin(s) with heavy lids shall be provided for putrescibles waste Daily inspections shall be carried out to ensure the worksite is litter free.	Construction					
Z191	CEMP	Section 2 of Appendix E	Waste	Reporting	Waste reports/management plans indicate estimated waste min (80%) of accumulated totals for the project.	Construction					
Z192	CEMP	Section 2 of Appendix E	Waste	Non-compliance	Generation of water pollution and/or air pollution from onsite waste storage Inappropriate/illegal off-site disposal of waste materials Asbestos & CCA treated timber contamination of recoverable waste stream thereby requiring landfill disposal.	Construction					
Z193	CEMP	Section 2 of Appendix E	Waste	Emergency response	No specific requirements associated with waste management Scenarios such as spill, fires, explosions covered by the project emergency response plans.	Construction	Covered under EIS requirements.				NT
Z194	CEMP	Section 3 of Appendix E	Waste	Reporting	The Project Green Star Administrator will be responsible for collecting monthly waste reports (Form 18.1) or utilising the waste subcontractor reporting format and issuing them to the Project Manager. These reports will measure the weight of waste generated of material by classification, total weight of waste, percentage by weight recycled and percentage by weight to landfill.	Construction	Covered above				NT

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Z195	CEMP	Section 5.1 of Appendix E	Waste		<ul style="list-style-type: none"> - Consideration should be given to the removal of ACM during any renovations, refurbishments or maintenance work in preference to other control measures such as encapsulation, enclosure and sealing. - The WHS Regulation requires all ACM within the construction area to be labelled. (Refer 6.3 Labelling) - Where ACM is identified or presumed, the locations and type of ACM are to be recorded in the ACM Register located within the Asbestos management plan folder. - A risk assessment must be performed on all identified or presumed ACM. - Control measures must be established to prevent exposure to airborne asbestos fibres and should take into account the results of risk assessments conducted for the identified or presumed ACM. - All workers and contractors on site etc. must be advised of the ACM Register at time of induction, and as requested, permitted access to the register for their review - Only competent persons should undertake the identification of ACM. - All workers and contractors on site where ACM are present or presumed to be present, and all other persons who may be exposed to ACM as a result of being on the premises, must be provided with full information on the occupational health and safety consequences of exposure to asbestos and appropriate control measures. The provision of this information should be recorded. - Reasonable steps must be taken to identify all possible locations of ACM within the site. - Once a risk assessment has been completed and controls established, a SWMS is to be developed and submitted to RCC'S site management team for approval 	Construction					
Z196	CEMP	Section 5.2 of Appendix E	Waste	Control of Asbestos Hazards	<ul style="list-style-type: none"> - If the ACM is friable, and there is a risk to health from exposure, it should be removed. - If the ACM is bonded and in a stable condition, encapsulation may be appropriate if the ACM is unsealed. Encapsulation is not necessarily required if the ACM is unsealed but it does provide another "barrier" to the potential release of asbestos fibre as well as prolonging the lifespan of the material by providing protection against UV and environmental elements etc. - ACM that are bonded, stable and sealed, which are unlikely to be disturbed during normal activities, can be left in-situ and managed, but need to be recorded in the ACM Register. - ACM within the works zone must be removed prior to the commencement of demolition, partial demolition, renovation or refurbishment if they are likely to be disturbed by those works. This is in accordance with the NOHSC Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)]. 	Construction					
Z197	CEMP	Section 5.3.1 of Appendix E	Waste	Licensed contractors	<p>If the ACM is classified as friable (e.g. sprayed limpet, pipe lagging, millboard insulation, vinyl sheet floor coverings with asbestos backing material, etc.) it is necessary to engage a contractor who holds a current AS-A class license for friable asbestos removal. The holder of an AS-A licence is also permitted to removed Bonded ACM</p> <p>If the ACM is classified as bonded ACM (e.g. asbestos cement wall linings, Super Six roof sheeting, vinyl floor tiles, Zelemite electrical boards, etc.) the ACM may be removed by the contractor who holds a current AS-B licence for bonded asbestos removal. The holder of an AS-B licence is not permitted to remove friable ACM.</p>	Construction	Covered above				NT

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Z198	CEMP	Section 5.3.2 of Appendix E	Waste	WorkCover - Notification	For Bonded ACM, in quantities greater than 10m², requiring a licensed contractor (AS-B) to complete the removal works, a WorkCover Notification is required to be lodged by the Licensed Contractor. The Notification is required to be lodged a minimum of seven (7) working days prior to starting the removal works. RCC will require a copy of the WorkCover stamped 'Notification' prior to issuing an RCC Asbestos removal permit.	Construction					
Z199	CEMP	Section 5.3.3 of Appendix E	Waste	WorkCover - Permit	For all Friable removal works, regardless of quantity, a suitably licensed contractor (AS-A) must apply to WorkCover for a Permit prior to removal works progressing. The Permit application is required to be lodged a minimum of seven (7) working days prior to starting the removal works. RCC will require a copy of the WorkCover 'Permit' and the application form prior to issuing an RCC Asbestos removal permit.	Construction					
Z200	CEMP	Section 5.3.4 of Appendix E	Waste	Airborne fibre monitoring	Airborne fibre monitoring must be conducted during and after the removal of all friable ACM by an independent competent person. For Bonded ACM, air monitoring is conducted as part of the clearance certificate (where required) or as requested by RCC, client or Hygienist. Air monitoring is conducted during the removal works to check the effectiveness of control measures implemented by the contractor (e.g. isolating the removal work area with a sealed, airtight enclosure fitted with negative air generating units, etc). Air monitoring is also conducted after the ACM has been completely removed and the work area has passed a satisfactory visual inspection to determine whether the area is safe to reoccupy by unprotected persons.	Construction					
Z201	CEMP	Section 5.3.5 of Appendix E	Waste	Clearance certificates	For all Friable ACM removal works or, as requested by the client or RCC for Bonded works, before an area can be re-occupied post asbestos removal, a clearance inspection must be carried out. The clearance inspection must be undertaken by an independent competent person only and a clearance certificate must be obtained from that competent person. Clearance monitoring is a mandatory requirement for all friable asbestos removal works and is recommended for bonded ACM removal works particularly when the bonded ACM is located internally or near sensitive receptors. The complete removal of all ACM must be verified with a written clearance certificate which must include details of a satisfactory clearance inspection conducted by the independent competent person. If clearance air monitoring has been conducted, the results of the clearance monitoring must be included as part of the clearance certificate as well.	Construction					
Z202	CEMP	Section 5.3.6 of Appendix E	Waste	Waste	All asbestos waste shall be disposed of at an approved landfill disposal site by licensed contractors, and in accordance with the requirements of The Legislation. Transport and disposal of asbestos waste shall be carried out only in a manner that will prevent the liberation of asbestos fibres in to the atmosphere. A copy of the EPA Waste Tracking document is the required documentation for disposal, and a copy of the necessary License for carrying out this removal and disposal is the required documentation for transportation.	Construction					

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Z213	CEMP	Sections 8.2, 9.2 & 10 of Appendix D	Noise	Management of noise emissions and complaints handling	<ul style="list-style-type: none"> - Should ongoing complaints of excessive noise occur, immediate measures shall be undertaken to investigate the complaint, the cause of noise exceedances and identify the required changes to work practices. - All complaints or offensive noise received should be fully investigated and reported to management. - The complainant should also be notified of the results and actions arising from the investigation. - Where an item of plant is found to be emitting excessive noise, the cause is to be rectified as soon as possible. - Where work practices within established guidelines are found to result in excessive noise being generated then the guidelines should be modified so as to reduce noise emissions to acceptable levels. - Where guidelines are not being followed, the additional training and counselling of employees should be carried out. - Measurement or other methods shall validate the results of any corrective actions arising from a complaint where applicable. - Complaints associated with noise and vibration generated by site activities shall be recorded on a Noise Complaint Form. The person(s) responsible for complaint handling and contact details for receiving of complaints shall be established on site prior to construction works commencing. A sign shall be displayed at the site indicating the Site Manager to the general public and their contact telephone number. 	Construction					
Z214	CEMP	Section 8.3 of Appendix D	Noise	General recommendations	<ul style="list-style-type: none"> - Selection of alternate appliance or process - Acoustic barrier - Silencing devices - Material handlingTreatment of specific equipment - Establishment of site practices - Strategic positioning of processes onsite - Regular noise checks of equipment 	Construction					
Z215	CEMP	Section 9.1 of Appendix D	Noise	Establishment of direct communication with affected parties	<ul style="list-style-type: none"> - To ensure that this process is effective, regular scheduled meetings will be required for a finite period, until All issues have been addressed and the evidence of successful implementation is embraced by All parties. - An additional step in this process is to produce a newsletter informing nearby residents of upcoming activities that are likely to generate higher noise/vibration levels. 	Construction					
Z216	CEMP	Section 10 of Appendix D	Noise	Contingency plans	<p>Where non-compliances or noise complaints are raised the following methodology will be implemented.</p> <ol style="list-style-type: none"> 1. Determine the offending plant/equipment/process. 2. Locate the plant/equipment/process further away from the affected receiver(s) if possible. 3. Implement additional acoustic treatment in the form of localised barriers, silencers etc. where practical. 4. Selecting alternative equipment/processes where practical 5. Setup noise monitoring devices at locations represent nearest noise receivers and provide noise data for each complain time period. Analysis is required and determine suitable noise mitigation measures. 	Construction					
Construction Traffic Management Plan											

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Z217	CEMP	Section 5.2 of Appendix C	Traffic	Hours of work	<p>All works, associated with the project will be restricted to the time periods by the Conditions of Consent. In accordance with Condition D4 the hours of work are stipulated as follows:</p> <ul style="list-style-type: none"> - Monday to Friday 7:00am to 6:00pm; - Saturdays 8:00am to 1:00pm; - Sunday or public holidays No works to be undertaken without prior approval <p>Additional to these timings, when demolition, excavation and construction are undertaken on school days, all vehicular movements associated with the construction shall only be undertaken between 7:00am – 8:00am, 9:00am – 2:30pm and 4:00pm and 5:00pm (to minimise disruption to the traffic network during school drop off and pick up periods).</p> <p>Also, rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between; 9:00am – 12:00pm and 2:00pm – 5:00pm, Monday to Friday and 9:00am – 12 pm on Saturdays.</p>	Construction	Covered under SSD Conditions D4, D5, D8				NT
Z218	CEMP	Section 5.3 of Appendix C	Traffic	General requirements	<p>In accordance with Road and Maritime Services (RMS) requirements, all vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site.</p> <p>Vehicles operating to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. No tracked vehicles will be permitted or required on any paved roads.</p> <p>Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.</p>	Construction	Covered under SSD Condition D22				NT
Z219	CEMP	Section 5.4 of Appendix C	Traffic	Construction vehicle types	<p>A management system will be put in place to:</p> <ul style="list-style-type: none"> • Stagger all contractors' deliveries to ensure that back logs do not occur with multiple deliveries arriving at the same time. • The provision of standing areas within the site, for vehicles up to Truck and Dog to wait to be loaded/unloaded. • Traffic control measures to be in place at all entry and exit points to the site outlined in Section 5.7. 	Construction					
Z220	CEMP	Section 5.7 of Appendix C	Traffic	Traffic control measures	<p>Traffic control will be provided for access and egress to all gates and work zones will be in accordance with the RMS Guide to Traffic Control at Work Sites. All gates and work zones will be managed by traffic controllers at all times.</p> <p>In addition, it is proposed to provide three 'passing bays' on the eastern side of Rose Bay Avenue and restrict parking on a section of the western side of Rose Bay Avenue, to assist vehicles travelling along Rose Bay Avenue towards the Victoria Road/Rose Bay Avenue intersection. The bays will be placed opposite Gate 2A, Gate 2B and Gate 4 and will be accommodated by placing 'No Stopping' restrictions on the carriageway edge.</p> <p>Traffic management will be provided on the approaches to each gate and work zone on Rose Bay Avenue in accordance with TCP 77 and TCP 195 and a traffic controller will be provided at each gate and work zone. (refer to Attachment 2)</p>	Construction					
Z221	CEMP	Section 5.8 of Appendix C	Traffic	Work zones	<p>A 40m work zone is proposed adjacent to Gate 2 and a 25m work zone is proposed adjacent to Gate 3.</p> <p>The work zone operational hours are proposed as shown below:</p> <ul style="list-style-type: none"> • Monday to Friday 7:00am to 6:00pm; • Saturdays 8:00am to 1:00pm; • Sunday or public holidays No works to be undertaken without prior approval <p>Outside these hours, the kerbside lane within the Works Zone shall be clear of all vehicles, equipment and debris.</p> <p>The works zone shall be limited to vehicles no longer than an 19m Truck and Dog. All loading/unloading shall occur wholly within the Works Zone or development site.</p>	Construction	Record for sign in is covered under review of Condition D4.				

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Z222	CEMP	Section 5.10 of Appendix C	Traffic	Pedestrian movement	Pedestrian access to the school and the surrounding pedestrian network is to be maintained at all times. Students will be instructed to only exit the Rose Bay Ave Gate westbound (toward Victoria Road) and internal signage will be provided to instruct students of this restriction. This should remove student pedestrian movements along Rose Bay Avenue along the construction site frontage and the Site Access Gates.	Construction					
Z223	CEMP	Section 5.11 of Appendix C	Traffic	Special deliveries	Any oversized vehicle (including cranes) that are required to travel to the site will be dealt with the submission of required permits to and subsequent approval by relevant authority prior to any delivery. Requests shall be submitted 28 days prior to the scheduled date of use of an oversized vehicle.	Construction					
Z224	CEMP	Section 5.13 of Appendix C	Traffic	Work site security	To provide security to the works site and protection to the general public and during specific activities, Class A or B hoardings will be erected along the construction site boundary to protect the works site and the general public. These hoardings will be erected to define the extent of the works site. All access points are to be securely locked when construction activities are not in progress.	Construction					
Z225	CEMP	Section 5.14 of Appendix C	Traffic	Adjacent developments	When the programs of both developments are finalised, the Principle Contractor will liaise with the adjacent development, to co-ordinate the traffic management to minimise the cumulative traffic and parking impacts of both developments.	Construction					
Z226	CEMP	Section 5.15 of Appendix C	Traffic	Staff induction	All staff and subcontractors engaged on site will be required to undergo a site induction. The induction will include permitted access routes to and from the construction site for all vehicles, as well as standard environmental, OH&S, driver protocols and emergency procedures. Additionally, the Principle Contractor will discuss TMP requirements and advise workers of public transport and car-pooling opportunities.	Construction					
Z227	CEMP	Section 5.17 of Appendix C	Traffic	Occupational health and safety	Any workers required to undertake works or traffic control within the public domain shall be suitably trained and will be covered by adequate and appropriate insurances. All traffic control personnel will be required to hold RMS accreditation in accordance with Section 8 of Traffic Control at Worksites.	Construction					
Z228	CEMP	Section 5.18 of Appendix C	Traffic	Method for communicating traffic changes	Traffic control plans in accordance with Australian Standards (AS 1742.3 – Traffic Control Devices for Works on Roads) and RMS Traffic Control at Worksites manual will advise motorists of upcoming changes in the road network. During construction the contractor shall, prior to work commencing, ensure all signage is erected in accordance with the TCP and clearly visible. Each evening, upon completion of work, the contractor is to ensure signage is either covered or removed as required. Sign size is to be size "A". No deviation from the approved TCP shall be permitted, unless otherwise approved by the Department and certified by an RMS accredited personnel. The associated TCP road signage will inform drivers of works activities in the area including truck movements in operation. Prior to commencement of works on site the contractor is to inform neighbouring properties of proposed works and provide site contact information by means of a letter box distribution.	Construction					
Z229	CEMP	Section 5.20 of Appendix C	Traffic	Maintenance of roads and footways	The roads and footpaths along the route of travel will be kept in a serviceable state at all times. A dilapidation study will be prepared and submitted to the Council and any damage arising as a result of the proposed truck movements will be treated / repaired by the principal contractor at no cost to Council or the School.	Construction					
Soil and Water Management Plan											

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Z230	CEMP	Section 2.1 of Appendix F	Soil & Water	Soil and water management implementation	<p>a. Input drainage and storm management systems to transport stormwater and run-off through or around site safely and without contamination of waterways.</p> <p>b. Any temporary sediment basins must be constructed and in service prior to the start of bulk excavation and earthworks, where disturbed earthworks area exceeds 2,500 m2 at any one time. The basement excavation will form a suitable temporary sediment basin for the anticipated disturbed area. This basin is to remain until the disturbed area has had slab construction commence or stabilised.</p> <p>c. Install sediment fencing and cut drains to meet the requirements of the erosion sediment management drawings prepared by SCP.</p> <p>d. Waste collection bins shall be installed adjacent to site office – yet not in a position which, in the case of overflowing or a spill, compromises the safety of waterways – for collection of all construction refuse. All waste materials must be disposed of off-site in a safe and legal manner, or stored safely, well clear of streambanks and flood-prone areas.</p> <p>e. Staff facilities to be located such that all effluent and waste water is easily contained and managed within the site management area.</p> <p>f. Construct stabilised site access in the location nominated on the erosion sediment management drawings prepared by SCP.</p> <p>g. Install sediment control protection measures such as geotextile filters or sandbags, at all natural and man-made drainage structures. Maintain until all the disturbed areas are stabilised.</p> <p>h. Clear and strip the work areas. Minimise the damage to the grass and low ground cover of nondisturbed areas. At all times, minimise the area of the site being disturbed and stockpile all topsoil for reuse in rehabilitation works.</p> <p>i. Ensure that land disturbance is no further than 5 metres from the edge of construction activities, where possible.</p> <p>j. Vehicle and equipment maintenance to occur offsite, or, where appropriate, in a designated area onsite that is impervious and bunded or similarly confined to prevent contamination of waterways.</p> <p>k. Do not use invasive species in rehabilitation.</p> <p>l. Do not use herbicides or other chemicals where they might pollute waterways.</p> <p>m. Works should not cause new seepage areas.</p> <p>n. Protect all stockpiles of materials from scour and erosion.</p> <p>o. Apply permanent stabilisation to site (landscaping) within 20 days of completion.</p> <p>p. Sediment fencing is to remain until construction is complete, and the site is fully stabilised.</p>	Construction					

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Z231	CEMP	Section 2.2 of Appendix F	Soil & Water	Erosion and sediment control	<p>a. Clearly visible barrier fencing shall be installed on the site to assist in controlling the movement of traffic within the site and prohibit unnecessary site disturbance.</p> <p>b. Vehicular access to the site shall be stabilised and limited to only that essential for construction work and shall enter the site only through the designated stabilised access points.</p> <p>c. Proprietary silt fencing shall be installed in accordance with the erosion and sediment management drawings prepared by SCP and elsewhere at the discretion of the site superintendent to contain coarser sediment fractions as near as possible to their source.</p> <p>d. Stockpiles shall be located in accordance with the erosion and sediment management drawings prepared by SCP. Where stockpiles are to be in place longer than 10 days they shall be stabilised by covering with mattering or tarps. Use sediment fences and earth banks with stockpiles as required to manage erosion.</p> <p>e. Stockpile material may be removed from site to reduce the risk of further pollution of site runoff.</p> <p>f. Soil materials shall be replaced in the same layers they are removed from the ground i.e. all subsoils are to be buried and topsoil is to be respread on the surface at the completion of works.</p> <p>g. All disturbed areas are to be stabilised within 20 working days of the completion of site works. All disturbed areas are to be protected so that the land is permanently stabilised within three months. Topsoil shall be respread over the site as required to achieve a minimum depth of 75mm of hydromulchable soil (exact required depth to be confirmed by supplier). The site shall be stabilised and revegetated using a hydromulch mix (or equivalent) to be specified by the supplier, as appropriate for the site. Soil testing may be required to tailor the mix for the site.</p> <p>If hydromulching is not suitable for site stabilisation, the below seed mix can be used for temporary stabilisation, assuming topsoil depths are sufficient.</p> <p>Any areas that remain exposed after disturbance, where no further works are to take place for a period of 12 weeks must be stabilised by the methods mentioned in this point (g) or an equivalent.</p> <p>h. All vehicles shall leave the site via the stabilised site access onto Belmont Street. Vehicles shall have sediment removed from tyres and wheel guards prior to leaving the site.</p>	Construction					
Z232	CEMP	Section 2.3 of Appendix F	Soil & Water	Groundwater protection	All groundwater management items raised within the above reports need to be adopted within other construction management plans and followed during construction.	Construction	The Douglas Partners (March 2018)PSI (Contamination) , Cranbrook School Redevelopment does not require groundwater management, unless there is any unexpected find.				
Z233	CEMP	Section 3 of Appendix F	Soil & Water	Maintenance during construction	<p>A regular site maintenance program shall be established for the site based upon:</p> <ul style="list-style-type: none"> • Daily site walk-over by site foreman/manager to ensure adequate condition of erosion control measures; • A weekly site audit of erosion control measures during periods of dry weather; and • A site audit of all erosion control measures following a rainfall event. 	Construction					

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Z234	CEMP	Section 4 of Appendix F	Soil & Water	Unexpected finds protocol	If during excavation and construction, any potentially hazardous materials are found within the site, all work on the site should be halted immediately. A relevant expert (geotechnical engineer, environmental consultant, civil engineer, asbestos consultant) should be contacted. Work should remain halted until the relevant expert can assure that all hazard to workers has been removed/neutralised, and that there will be no negative long-term effects to future residents or their assets due to the hazard. A similar protocol is to be undertaken if any unexpected or unmapped services are encountered during excavation and construction, such as heritage or Aboriginal artefacts. Construction should be halted until the relevant service provider can be contacted, and the service properly located and mapped. An engineer should be consulted if this effects construction works or excavation significantly.	Construction					
Flood Emergency Response Plan											
Z235	CEMP	Section 3 of Appendix F	Flood	Flood warning	<p>- If Bellevue Hill is forecast as having a storm or heavy rainfall in excess of 50mm during any day the site is operational this shall be communicated to all workers within the pre-start meeting and the site manager and supervisors tasked with regularly checking their preferred communication channel for updates on when the rainfall event may occur.</p> <p>- During periods of intense rainfall and if flood depths are noticeable on the Hordern Oval all plant should be relocated to an area above the flood extent. All work shall cease within the flooded area and employees and contractors shall take shelter within the site amenities.</p> <p>Works should not recommence within any flooded area until the excavation has been adequately pumped out and the flooding on the Oval has subsided.</p>	Construction					
Z236	CEMP	Section 5 of Appendix F	Flood	Flood awareness training	<p>Flood awareness training shall be provided as part of site-specific induction for all employees and contractors as part of the induction process.</p> <p>Pre-start meetings and Toolbox Talks focussed on the risks associated with working in flood prone areas - including the rapid rising flood waters and entering flood waters should be completed on a 3 monthly basis to ensure all workers remain clear on the associated flood risk present at the site.</p>	Construction					
Waste Classification and Validation											
Z237	CEMP	Sections 7 & 8 of Appendix J	Waste	Waste classification assessment & ENM Assessment	<p>All samples of fill would be classified as General Solid Waste (non-putrescible) and would need to be disposed of at a site that is licenced to receive this category of waste. Any materials encountered on the site that are different to those described herein may have a different classification.</p> <p>The natural soils and, where encountered, rock below the fill should be able to be described as virgin excavated natural material (VENM) upon excavation, providing they are not cross-contaminated during excavation/piling works. Validation of this status will be required once the overburden has been removed from the site. VENM can usually be transported to a site for use as fill rather than requiring disposal at landfill.</p> <p>The materials outside the areas of yellow shading can be described as Excavated Natural Material (ENM) upon excavation and can be disposed of at a site that is licenced to receive this type of material.</p>	Construction					

