



Pre-Operational Compliance Report No. 2

**Cranbrook SSD-8812**

**Cranbrook School**

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Revision No.: 2A

Revision Date: 14/07/2022

<b>Compliance Report</b>	
<b>Pre-Operational Compliance Report No. 2</b> Cranbrook School SSD-8812	
IMS Document No. <b>B04-TEM-014</b>	Version No. <b>1.09</b>



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#### Project Revision History:

Date	Author	Rev. No.	Scope of Revision
14/07/22	K Cuno	2A	Internal Review

#### Distribution of controlled copies:

Date	Rev. No.	Description	Issued by
14/07/22	2A	For issue to DP&E & PCA	K Cuno

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<b>Project Name</b>	Cranbrook School Redevelopment Project
<b>Consent Number</b>	SSD 8812
<b>Description of Project</b>	<p>The Cranbrook Redevelopment project comprises the following three main built components:</p> <ul style="list-style-type: none"> <li>▪ A new sub-surface Aquatic and Fitness Centre with 124 car parking spaces</li> <li>▪ Resurfacing of Hordern Oval.</li> <li>▪ A new academic and liberal arts building – termed the Vicars Centenary Building</li> </ul>
<b>Project Address</b>	Lot 1 DP663630, Lot 9 to 18 DP9005, Lot A to C DP186768 5 Victoria Road, Bellevue Hill NSW 2023
<b>Proponent</b>	Cranbrook School
<b>Title of Compliance Report</b>	Pre-Operational Compliance Report No. 2
<b>Date</b>	14/07/2022

#### Compliance Report Declaration

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and complete;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

<b>Name of Authorised Reporting Officer</b>	Kathryn Cuno
<b>Title</b>	Project Manager
<b>Signature</b>	
<b>Qualification</b>	Dip. Project Management
<b>Company</b>	EPM Projects Pty Ltd
<b>Company Address</b>	Suite 7.02, 67 Albert Avenue, Chatswood NSW 2067

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## 1. GLOSSARY

<b>CCR</b>	Construction Compliance Report
<b>CEMP</b>	Construction Environmental Management Plan
<b>CoC</b>	The Planning Minister's Conditions of Consent
<b>CMRP</b>	Compliance Monitoring and Reporting Program
<b>CRPAR</b>	The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements (Department 2018)
<b>DoE</b>	Department of Education
<b>DPIE</b>	Department of Planning, Industry and Environment
<b>EIS</b>	Environmental Impact Statement
<b>IER</b>	Independent Environmental Representative
<b>EMS</b>	Environmental Management System
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>LGA</b>	Local Government Area
<b>Minister, the</b>	NSW Minister for Planning or delegate
<b>OCR</b>	Operational Compliance Report
<b>PCCR</b>	Pre-Construction Compliance Report
<b>PEMP</b>	Project Environmental Management Plan
<b>POCR</b>	Pre-Occupational Compliance Report
<b>Project, the</b>	Cranbrook School Redevelopment Project
<b>Planning Secretary</b>	The Planning Secretary under the <i>Environmental Planning and Assessment Act 1979</i> or nominee
<b>RCC</b>	Richard Crookes Constructions (Contractor)
<b>SSD</b>	State Significant Development

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## 2. EXECUTIVE SUMMARY

On 1 July 2022, the Department of Planning & Environment (DP&E), requested that a second Pre-Operational Compliance Report (POCR) be submitted prior to the operation of the second and final building being the Centenary Building in accordance with C26 of the SSD Conditions of Consent (CoC).

This Pre-Operational Compliance Report (POCR) is the second report for this Project. Cranbrook School anticipate receipt of the Occupation Certificate in July 2022, with Operations to commence from the building on 1 September 2022.

The sections of the SSD CoC that apply to this report are as follows:

Part	Description	Conditions
A	Administrative Conditions	A1 – A31, AN1
B	Prior to the Issue of Construction Certificate	B1 – B13
C	Prior to Commencement of Works	C1 – C34
D	During Construction	D1 – D36
E	Prior to Issue of An Occupation Certificate	E1 – E40
Appendix 2	Advisory Notes	AN1 – AN16

### 2.1. Compliance Status Summary

A summary of the project's Conditions of Consent compliance performance is provided in the table below:

	Total No. of Conditions	No. Compliant	No. Non-Compliant	No. Not Triggered
<b>Part E (only)</b>	<b>40</b>	<b>30</b>	<b>0</b>	<b>10</b>
<b>All Parts Total</b>	<b>170</b>	<b>148</b>	<b>0</b>	<b>22</b>

### 2.2. Non-Compliances

There were two minor non-compliances in the reporting period. Which were identified during the Independent Environment Audit (IEA) Report undertaken by GeoSyntec in June 2022, out of 119 items assessed by GeoSyntec against the CoC the findings were as follows:

Number of Compliances = 102

Number of Non-Compliances = 2

Number of non-triggered items = 15

As identified in Geosyntec IEA Report 4:

SSD Condition No.	Details of Non-Compliance	Recommendations
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C20	The amended Construction Traffic Management Plan (CTMP) was not submitted to TfNSW. While removal of soil waste had not been completed.	If there is any other waste requiring offsite disposal the most recent CTMP will be issued to TfNSW
C27	Pre-Operational Compliance Report to be made publicly available with 60 days.	Future Compliance Reports to be made publicly available within 60 days after submission to the Department.

### 2.3. Previous Report Actions

The first POCR was issued to the DP&E in February 2022, prior to the operations of the Aquatic & Fitness Centre. The DP&E requested further information during their assessment of the POCR of which were addressed and closed out on 22 March 2022.

### 2.4. Incidents

There were no incidents in the reporting period.

### 2.5. Complaints

There were no complaints in the reporting period.

## 3. INTRODUCTION

### 3.1. Project Details

<b>Project Name</b>	Cranbrook School Redevelopment Project
<b>Project Application Number</b>	SSD 8812
<b>Project Address</b>	Lot 1 DP663630, Lot 9 to 18 DP9005, Lot A to C DP186768 5 Victoria Road, Bellevue Hill NSW 2023
<b>Project Phase</b>	Prior to Issue of an Occupation Certificate – Aquatic & Fitness Centre
<b>Compliance Reporting Period</b>	Pre-Operational Compliance Report No. 2
<b>Project Activity Summary</b>	Issue of Occupation Certificate for Centenary Building
<b>Key Personnel</b>	<p>The following personnel are responsible for the environmental management of the development:</p> <ul style="list-style-type: none"> <li>Contractor: Richard Crookes Constructions</li> <li>Environmental Management: Joe Botic, Richard Crookes Constructions</li> <li>Environmental Independent Auditor: Cheryl Halim, Geosyntec Consultants Pty Ltd</li> </ul>

### 3.2. Purpose

This Pre-Operational Compliance Report (POCR) has been prepared to address the requirements for Cranbrook School Redevelopment Project State Significant Development (SSD) Approval SSD 8812 Conditions of Consent (CoC) C25 to C28 – Compliance Reporting as outlined in the table below:

<b>Compliance Report</b>	
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## Part C – Prior to Commencement of Works

Condition	Requirements
C25. 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.
C26. 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.
C27. 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.
C28. 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.

## 4. PROJECT DESCRIPTION

Due to the impact of Covid-19 and other factors, the Cranbrook Redevelopment project is currently being delivered consecutively under multiple Occupation Certificates. These certificates largely align with the progressive occupation of the following three (3) Separable Portions under the Contract between Cranbrook School and Richard Crookes Constructions:

- Separable Portion 1 – Aquatic & Fitness Centre
- Separable Portion 2 – Hordern Oval
- Separable Portion 3 - Vicars Centenary Building

Compliance with the relevant Conditions of Consent for each of the above Separable Portions will be achieved prior to Cranbrook commencing operations within the areas subject of each Separable Portion. At the completion of the last Separable Portion, compliance with all applicable Conditions of Consent under SSD-8812 will be achieved.

The subject of this POCR is the Occupation Certificate for the Centenary Building being the final building for the development of which Cranbrook School expect to commence operations from the building in late August 2022/Early September 2022.

## 5. COMPLIANCE MONITORING AND REPORTING PROGRAM (CMRP)

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements (Department 2018) (CRPAR) sets out the minimum requirements to be met when preparing Compliance Monitoring and Reporting Programs and Compliance Reports pursuant to the



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CoC. These requirements apply to State Significant projects where compliance monitoring and reporting in accordance with this document is required by the CoC.

The deliverables required as part of the Compliance Monitoring and Reporting Program (CMRP) are set out in Section 2 of CRPAR. These include:

- A Compliance Monitoring and Reporting Program containing Compliance Monitoring and Reporting Schedule;
- The schedule must set out the required frequency of compliance monitoring and reporting; and
- Unless the conditions of consent state otherwise, the schedule must also set out the dates on which Compliance Reports must be submitted to the Department;

The compliance reports applicable to SSD-8812 and minimum frequency for submitting Compliance Reports is set out in the Table below:

Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Compliance Monitoring and Reporting Program	Commencement of Development	No later than two (2) weeks before the date notified for the commencement of construction (CoC C25)	Single report	Yes
Pre-Construction Compliance Report	Pre-Construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report	Yes
Construction Compliance Report	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction	Yes
Pre-Operational Compliance Report	Pre-Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report for each building as requested by the Department	Yes
Operational Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation	Yes

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Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
<del>Post-Decommissioning Compliance Report</del>	<del>Decommissioning</del>	<del>Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning</del>	<del>Single report</del>	<del>No</del>

The below table summarises the requirements of the conditions of consent which apply to the POCR together with the cross-reference to where the requirements are addressed in this POCR. Further details of how the conditions are addressed are provided in the sections below:

Authority	ID	Requirement	Reference
SSD CoC	C25	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.	Compliance Monitoring and Reporting Program
SSD CoC	C26	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.	Purpose of this Report Pre-Operational Compliance Report
SSD CoC	C27	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.	Timing of compliance reporting
SSD CoC	C28	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.	Pre-Operational Compliance Report; and Operational Compliance Report
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	A Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction.	Completed prior to commencement of construction

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Authority	ID	Requirement	Reference
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	A Construction Compliance Report is required for the duration of the construction at intervals no greater than 26 weeks from the commencement date of construction.  Commencement Date of Construction: 20 December 2019  Duration of Construction: 29 months  Number of reports required: five (5)	Construction Compliance Reports
Authority	ID	Requirement	Reference
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	A Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to the commencement of operation.	Timing of compliance reporting  Pre-Operation Compliance Report
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	Reporting required for during the operation to be submitted to the Planning Secretary within the time specified.	Timing of compliance reporting  Operation Compliance Report

### 5.1. Periodic Compliance Review

The Project Manager (EPM Projects) undertakes regular compliance activities such as site inspections, observations and monitoring in accordance with the Construction Environmental Management Plan (CEMP) and Project Environmental Management Plan (PEMP). EPM report to Cranbrook School on compliance with the CoC in accordance with Compliance Reporting Post Approval Requirements (Department 2018). Any incidents or issues of non-compliance will be reported in accordance with SSD 8812 CoC.

### 5.2. Compliance Reporting and Timing

Cranbrook School will provide reporting on compliance to the Planning Secretary in accordance with the timing outlined in the above tables.

Specifically, the review of compliance in the reports listed above will be developed in accordance with Section 3 Compliance Reporting Post Approval Requirements (Department 2018).

### 5.3. Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period will be described using the relevant descriptors below:

- **Compliant:** The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.

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- **Non-compliant:** The proponent has identified a non-compliance with one or more elements of the requirement.
- **Not triggered:** A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

#### 5.4. Environmental Management System Overview

This POCR is part of the suite of environmental management documents prepared for the Project.

The Project (CEMP) and the (PEMP) are the primary documents used to manage and control the environmental aspects of the Project during pre-construction and construction. These documents provide the overall framework for the system and procedures to ensure environmental impacts are minimised and legislative and other requirements are fulfilled.

The strategies defined in the CEMP and PEMP have been developed with consideration of the conditions of the SSD Approval, and the safeguards and management measures presented in the environmental assessment and approval documents. The CEMP and PEMP establish the system for implementation, monitoring and continuous improvement to minimise impacts of the Project on the environment.

During an IEA undertaken by Geosytec there were no environmental non-compliances identified.

## 6. COMPLIANCE STATUS SUMMARY

A summary of the project's compliance performance is provided in the table below:

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A - Administrative	31	24	0	7
Part B - Prior to Issue of Occupation Certificate	13	13	0	0
Part C – Prior to Commencement of Works	34	31	0	3
Part D – During Construction	36	35	0	1
Part E – Prior to Issue of an Occupation Certificate	40	30	0	10
Appendix 2 – Advisory Notes	16	15	0	1
<b>Total</b>	<b>170</b>	<b>148</b>	<b>0</b>	<b>22</b>

## 7. NON-COMPLIANCES

There were no non-compliances against the management plan in this reporting period.

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## 8. PREVIOUS REPORT ACTIONS

Construction Compliance Report No. 4 issued in December 2021, did not have any report actions identified by the DP&E.

Independent Audit Report No. 4 other than suggested improvements the report did not have any report actions identified by Geosyntec.

POCR No. 1 did not have any reports action identified by the DP&E.

## 9. INCIDENTS

There are no incidents in the reporting period.

## 10. COMPLAINTS

Refer to **Appendix B** for a copy of the current Complaints Register.

A summary of complaints recorded for this reporting period are provided below:

Stage	Traffic	Noise / Vibration	Dust	Other	Total	Complaint Status (Open)	Complaint Status (Closed)
Pre-Construction	2	2	1	0	5	0	5
Construction Compliance Report 1	8	4	0	0	12	0	12
Construction Compliance Report 2	3	2	0	2	7	0	7
Construction Compliance Report 3	0	0	0	0	0	0	0
Construction Compliance Report 4	0	1	0	0	1	0	1
Pre-Operational Compliance Report 1	0	0	0	1	1	0	1
Pre-Operational Compliance Report 2.	0	0	0	0	0	0	0

Total for reporting period: 0

Total closed: 0

Total open: 0

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## APPENDIX A – SSD Approval

Refer to the following sections of SSD 8812 CoC applicable to this POCR:

Part	Description	Conditions
E	Prior to Issue of An Occupation Certificate	E1 – E40

## Development Consent

### *Section 4.38 of the Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 11 October 2017, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development

David Gainsford  
**Executive Director**  
**Infrastructure Assessments**

Sydney

13 September 2019

***The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.***

***The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.***

# CONSOLIDATED CONSENT

## SCHEDULE 1

<b>Application Number:</b>	SSD 8812
<b>Applicant:</b>	Cranbrook School
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Lot 1 DP663630, Lot 9 to 18 DP9005, Lot A to C DP186768, 5 Victoria Road, Bellevue Hill.
<b>Development:</b>	<p>Alterations and additions to Cranbrook School, including:</p> <ul style="list-style-type: none"><li>• demolition of the existing War Memorial Hall and Mansfield buildings to facilitate the construction of the New Centenary Building;</li><li>• excavation of Hordern Oval to facilitate the construction of a subsurface car park and new aquatic and fitness centre (including public domain works to New South Head Road;</li><li>• new access driveway to the proposed car park, accessed off Rose Bay Avenue;</li><li>• use of the internal driveway between Victoria Road and Rose Bay Avenue to accommodate on campus 'kiss and ride' facility;</li><li>• construction of a new Hordern Oval Groundsman's facility;</li><li>• reinstatement of the Hordern Oval as a playing field;</li><li>• landscaping and general site improvements.</li></ul>



# CONSOLIDATED CONSENT

## SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-8812-Mod-1	2 July 2020 (Refusal)	Group Deputy Secretary, Planning and Assessment	Deletion condition B3 that requires payment of a development contribution.
SSD-8812-Mod-2	30 November 2020	Director, Social and Infrastructure Assessments	Minor amendments to the development including: <ul style="list-style-type: none"><li>• reconfiguration of internal rooms;</li><li>• provision of additional amenities;</li><li>• relocation of 14 bicycle spaces within the carpark;</li><li>• minor changes to landscaping; and</li><li>• minor changes to Rose Bay Avenue loading dock.</li></ul>
SSD-8812-Mod-3	24 March 2022	Team Leader, School Infrastructure Assessments	Minor modifications to the design of the loading bay, pram ramp and boundary fence adjacent to Rose Bay Avenue and amendments to Conditions E36 to E40 to remove indemnity requirements.

# CONSOLIDATED CONSENT

## DEFINITIONS

<b>Aboriginal object</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Aboriginal place</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent
<b>Applicant</b>	Cranbrook School any other person carrying out any development to which this consent applies
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>CEMP</b>	Construction Environmental Management Plan
<b>Conditions of this consent</b>	The conditions contained in Schedule 2 of this document
<b>Construction</b>	<p>All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> <li>• building and road dilapidation surveys;</li> <li>• investigative drilling, investigative excavation or Archaeological Salvage;</li> <li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li> <li>• installation of environmental impact mitigation measures, fencing, enabling works; and</li> <li>• minor adjustments to services or utilities.</li> </ul>
<b>Council</b>	Woollahra Municipal Council
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning and Environment
<b>Development</b>	The development described in the EIS and Response to Submissions, including the works and activities comprising demolition, construction and operation, as modified by the conditions of this consent.
<b>Earthworks</b>	<ul style="list-style-type: none"> <li>• works to prepare the site including:</li> <li>• bulk earthworks and detailed excavation;</li> <li>• site levelling;</li> <li>• shoring and stabilisation;</li> <li>• import and compaction of fill material;</li> <li>• piling and/or foundation works; and</li> <li>• excavation for, and installation of drainage and services.</li> </ul>
<b>EESG</b>	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage)
<b>EIS</b>	The Environmental Impact Statement titled Cranbrook School, prepared by Urbis dated May 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application.
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EPA</b>	NSW Environment Protection Authority

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<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2000</i>
<b>Evening</b>	The period from 6pm to 10pm.
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>GTP</b>	Green Travel Plan
<b>Heritage Division</b>	Heritage Division of the Department of Premier and Cabinet (former Heritage Division of the Office of Environment and Heritage)
<b>Incident</b>	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 <i>Note: “material harm” is defined in this consent</i>
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
<b>Night</b>	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>OEMP</b>	Operational Environmental Management Plan
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction.
<b>PA</b>	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act.
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>Principal Certifying Authority</b>	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
<b>Response to submissions</b>	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
<b>Site</b>	The land defined in Schedule 1

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<b>TfNSW</b>	Transport for New South Wales
<b>TfNSW (RMS)</b>	Transport for NSW(Roads and Maritime Services)(former Roads and Maritime Services)
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

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## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

#### Terms of Consent

- A2. 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, Response to Submissions, **SSD-8812-MOD-2 and SSD-8812-Mod-3**;
  - (d) in accordance with the approved plans in the table below:

Architectural plans prepared by Architectus Group Pty Ltd			
Dwg No.	Rev	Name of Plan	Date
CR-DA-0051	1	Site & Context Analysis - Location Plan	20/04/2018
CR-DA-0063	2	Campus Analysis - Demolition Plan	26/04/2018
CR-DA-0064	2	Campus Analysis Demolition Axonometrics	26/04/2018
CR-DA-0065	2	Campus Analysis - Proposed Site Works	26/04/2018
CR-DA-0066	2	Campus Analysis - Proposed Site Works Axonometric	26/04/2018
CR-DA-2500	2	Campus Analysis - Existing and Proposed Sections	26/04/2018
CR-DA-4000	2	Finishes Board	07/08/2018
CB-DA-0002	1	Existing Plans	20/04/2018
CB-DA-0003	2	Demolition Plans	26/04/2018
CB-DA-1002	5	GA Plan – Roof Level	08/10/2021
CB-DA-1003	5	GA Plan – Level 05	08/09/2020
CB-DA-1004	4	GA Plan – Level 04	08/09/2020
CB-DA-1005	5	GA Plan – Level 03	08/10/2021
CB-DA-1006	4	GA Plan – Level 02	08/09/2020
CB-DA-1007	4	GA Plan – Level 01	08/09/2020
CB-DA-2001	4	GA Elevation – North – South	14/12/2018
CB-DA-2002	4	GA Elevation – East – West	14/12/2018
CB-DA-2501	3	GA Section AA – BB	14/12/2018
CB-DA-2502	3	GA Section CC – DD	14/12/2018
CB-DA-2503	3	GA Section – EE Building Height	14/12/2018
CB-DA-5001	1	Façade Section	07/08/2018
CB-DA-9001	2	Perspective 01	07/08/2018
CB-DA-9002	2	Perspective 02	07/08/2018
CB-DA-9003	2	Perspective 03	07/08/2018
CB-DA-9004	2	Perspective 04	07/08/2018

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CB-DA-9005	1	Perspective 05	07/08/2018
AF-DA-0502	2	Demolition Oval GA Plan	16/04/2018
AF-DA-1001	7	GA Plan 01 Oval	08/10/2021
AF-DA-1002	7	GA Plan B1 Concourse	07/10/2020
AF-DA-1003	4	GA Plan B2 Pool	07/10/2020
AF-DA-1004	2	GA plan B3 Subfloor	07/10/2020
AF-DA-2001	6	Elevations	29/01/2019
AF-DA-2501	5	Sections AA – CC	29/01/2019
AF-DA-2502	6	Sections DD – FF	07/10/2020
AF-DA-5001	1	Façade Section	07/08/2018
AF-DA-9001	2	Perspective 01	07/08/2018
AF-DA-9002	3	Perspective 02	07/08/2018
<b>Landscape Plans prepared by Arcadia Landscape Architecture</b>			
Dwg No.	Rev	Name of Plan	Date
100	9	Landscape Masterplan	September 2018
101	9	WMH Roof level – Landscape Plan	September 2018
102	9	WMH Level 03 – Landscape Plan	September 2018
103	9	WMH 02-00 – Landscape Plan	September 2018
104	9	ARC – Street Level Landscape Plan	September 2018
105	9	ARC – Oval Landscape Plan	September 2018

- A3. 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;
  - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and
  - (c) the implementation of any actions or measures contained in any such document referred to in (a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

### Limits of Consent

- A5. This consent lapses five years after the date of consent unless the works associated with the development has physically commenced.

## Prescribed Conditions

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

## Planning Secretary as Moderator

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

## Evidence of Consultation

- A8. 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.

## Staging

- A9. 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).
- A10. 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.
- A11. The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.
- A12. 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

## Staging, Combining and Updating Strategies, Plans or Programs

- A13. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan (including management plans, architectural or design plans) 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);



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- (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).

A14. 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.

A15. 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.

### Structural Adequacy

A16. 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.

### External Walls and Cladding

A17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

### Applicability of Guidelines

A18. 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.

A19. 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.

### Monitoring and Environmental Audits

A20. 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, non-compliance notification, Site audit report 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.

### Access to Information

A21. 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;



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- (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
  - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
  - (vi) a summary of the current stage and progress of the development;
  - (vii) contact details to enquire about the development or to make a complaint;
  - (viii) a complaints register, updated monthly;
  - (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
  - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

### Compliance

A22. 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.

### Student Numbers

A23. This consent does not approve any increase in student numbers above any existing consents restricting staff and/or student numbers on the site.

### Buildings and Structures

A24. All buildings and structures (other than works associated with pedestrian footpaths, landscaping, bicycle racks, kerb and gutter and 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.

### Incident Notification, Reporting and Response

A25. The Department must be notified in writing to [compliance@planning.nsw.gov.au](mailto: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.

A26. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1**.

### Non-Compliance Notification

A27. The Department must be notified in writing to [compliance@planning.nsw.gov.au](mailto: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](mailto:compliance@planning.nsw.gov.au) within seven days after they identify any non-compliance.

A28. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

A29. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### Revision of Strategies, Plans and Programs

A30. 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

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- (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.

- A31. 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.*

### ADVISORY NOTES

**AN1.** 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.

## PART B PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

### Outdoor Lighting

- B1. 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.

### Property Damage Security Bond

- B2. 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.

### Development Contribution

- B3. 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.

### External Walls and Cladding

- B4. 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.

### Stormwater Management System

- B5. 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;

### Stormwater Management Plans

- B6. 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.
- B7. 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.
- B8. Compliance with the objectives and performance requirements in the Building Code of Australia.
- B9. 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.
- B10. 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.

### **Roadworks and Access**

- B11. 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.

### **Provision of public footpath**

- B12. Plans provided as part of the construction certificate must clearly indicate the existing road reserve as well as the public footpath area to be registered as an easement in favour of Council (i.e. that area provided within private land that is required to form part of 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.

### **Construction Impact Assessment and Management Plan**

- B13. 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.

## PART C PRIOR TO COMMENCEMENT OF WORKS

### Notification of Commencement

- C1. The Applicant must notify the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.
- C2. 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.

### Certified Drawings

- C3. Prior to 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.

### Protection of Public Infrastructure

- C4. Prior to 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.

### Unexpected Contamination Procedure

- C5. 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 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.

### Community Communication Strategy

- C6. No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information and approved by the Planning Secretary prior to the 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 businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.

The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
- (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
- (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
- (d) set out procedures and mechanisms:
  - (i) through which the community can discuss or provide feedback to the Applicant;
  - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
  - (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.

- C7. 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.

## Rainwater Harvesting

- C8. 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.

## Ecologically Sustainable Development

- C9. 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

## Demolition

- C10. 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.

## Environmental Management Plan Requirements

- C11. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
  - (b) details of:
    - (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:
    - (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:
    - (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/update of the plan and any updates in response to incidents or matters of non-compliance.

**Note:** The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans



## Construction Environmental Management Plan

C12. Prior to the 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:

- (a) Details of:
  - (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.

C13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:

- (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:
  - (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.

C14. 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.
- C15. 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.
- C16. 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).
- C17. 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.

### Erosion and Sedimentation Control

- C18. 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.



## Construction Parking

- C19. 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.

## Construction and Demolition Waste Management

- C20. 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.

## Construction Worker Transportation Strategy

- C21. 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.

## Operational Waste Storage and Processing

- C22. 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.

## Archaeological testing and salvage investigations

- C23. The archaeological and salvage investigations detailed in the Aboriginal Cultural Heritage report prepared by Unearthed Archaeology must be undertaken prior to the issue of construction certificates within the vicinity of the proposed investigations.

## Bicycle Parking and End-of-Trip Facilities

- C24. Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted in the form of updated drawings 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.

## Compliance Reporting

- C25. 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.
- C26. 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
- C27. 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.
- C28. 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.

## Car Parking and Service Vehicle Layout

- C29. 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.

## Landscaping

- C30. 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.

## Road and Public Domain Works

- C31. 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 and Council's [Specification for Roadworks, Drainage and Miscellaneous Works](#). 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 and Council's [Specification for Roadworks, Drainage and Miscellaneous Works](#). 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 [for Roadworks, Drainage and Miscellaneous Works](#);
  - (d) The reconstruction of the existing kerb and gutter, [including any associated road pavement restoration required immediately adjacent to the gutter works](#), between the new vehicular crossing for access into the maintenance building and the new kerb ramp at New South Head Road (including new kerb and gutter alignment for the proposed loading bay at the Rose Bay Avenue frontage) ~~removal of existing kerb and gutter in plain concrete~~ in accordance with Council's standard driveway drawing RF2\_D and Council's [Specification for Roadworks, Drainage and Miscellaneous Works](#);
  - (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 and Council's [Specification for Roadworks, Drainage and Miscellaneous Works](#). 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; and
    - A maximum crossfall of 3% must be provided.

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- (f) ~~The reconstruction of the kerb and footpath along Rose Bay Avenue in accordance with the approved plans listed in Condition A2(d)~~ The reconstruction of the existing footpath across the frontage of the proposed works at Rose Bay Avenue in accordance with Council's standard driveway drawing RF2\_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works. The footpath must be constructed to the following specification:
- The width of the footpath must be 1.5m;
  - The footpath must be constructed in concrete; and
  - A maximum crossfall of 3% must be provided.
- (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 for Roadworks, Drainage and Miscellaneous Works 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
- (i) Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.

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- C32. 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
- C33. 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.

### Provision for Energy Supplies

- C34. 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.

## PART D DURING CONSTRUCTION

### Site Notice

- D1. 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.

### Operation of Plant and Equipment

- D2. 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.

### Demolition

- D3. Demolition work must comply with *Australian Standard AS 2601-2001* The demolition of structures (Standards Australia, 2001).

### Construction Hours

- D4. 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.
- D5. 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.
- D6. 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.
- D7. 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.
- D8. 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.

## Implementation of Management Plans

- D9. 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 Traffic

- D10. 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.
- D11. 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.
- D12. All vehicles are to enter and exit the site in a forward direction.

## Hoarding Requirements

- D13. 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; and

## No Obstruction of Public Way

- D14. 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 Noise Limits

- D15. 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.
- D16. 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.
- D17. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms (quackers) to minimise noise impacts on surrounding noise sensitive receivers.

## Vibration Criteria

- D18. 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).
- D19. 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
- D20. 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.



## Air Quality

- D21. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- D22. 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.

## Erosion and Sediment Control

- D23. 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.

## Imported Soil

- D24. 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.

## Disposal of Seepage and Stormwater

- D25. 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

## Unexpected Finds Protocol – Aboriginal Heritage

- D26. 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.

## Unexpected Finds Protocol – Historic Heritage

- D27. 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.

## Waste Storage and Processing

- D28. 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.
- D29. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).

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D30. 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.

### Independent Environmental Audit

D31. 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.

D32. Prior to the 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.

D33. 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.

D34. 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).

D35. 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.

D36. 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.

## PART E PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE

### Notification of Occupation

- E1. At least one month before commencement of operation, the date of commencement of the occupation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### Out of Hours Event Management Plan

- E2. Prior to the commencement of the first out of hours events (school use) run by the school that involves 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council, and include the following:
- (a) the number of attendees, time and duration;
  - (b) arrival and departure times and modes of transport;
  - (c) where relevant, a schedule of all annual events;
  - (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
  - (e) details of the use of the New Centenary Building and Aquatic and Fitness Centre, where applicable, restricting use before 6 am and after 10 pm, for events outside the normal function of school operations;
  - (f) measures to minimise localised traffic and parking impacts; and
  - (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.
- E3. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.
- E4. Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:
- (a) the number of attendees, time and duration;
  - (b) arrival and departure times and modes of transport;
  - (c) where relevant, a schedule of all annual events;
  - (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
  - (e) details of the use of the New Centenary Building and Aquatic and Fitness Centre, where applicable, restricting use before 6 am and after 10 pm, for events outside the normal function of school operations;
  - (f) measures to minimise localised traffic and parking impacts; and
  - (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.
- E5. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.

### External Walls and Cladding

- E6. Prior to issue of an occupation certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- E7. 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.



## Post-construction Dilapidation Report

- E8. Prior to issue of an occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:
- a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.
  - b) to be submitted to the Principal Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Principal Certifying Authority must:
    - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
    - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
  - c) to be forwarded to Council.

## Protection of Public Infrastructure

- E9. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

*Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by B3 of this consent.*

## Utilities and Services

- E10. Prior to issue of an occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

## Works as Executed Plans

- E11. Prior to issue of an occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifying Authority.

## Green Travel Plan

- E12. Prior to issue of an occupation certificate, the Green Travel Plan (GTP) dated 17 December 2018 prepared by ptc issue 5, must be submitted to the Principal Certifying Authority and implemented by the school to promote the use of active and sustainable transport modes. The plan must:
- (a) be prepared by a suitably qualified traffic consultant in consultation with Woollahra Council and (Sydney Coordination Office) Transport for NSW;
  - (b) include a survey of staff and parents to determine the demand that exists for staff and students to cycle to school;
  - (c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
  - (d) include specific tools and actions to help achieve the objectives and mode share targets;
  - (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and
  - (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.

## Heritage

- E13. The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site.
- E14. A photographic archival recording of all buildings and landscape elements to be demolished must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications "How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture". A copy of these archival recordings must be provided to Woollahra Council.
- E15. The history and development of the site should be interpreted on the site by introduced devices such as (but not limited to) plaques that detail the history of the site and its historical associations as outlined in the Statement of Heritage Impact prepared by Urbis, Issue 03, dated 7 May 2018.
- E16. The recommendations contained within Section 7 of the Heritage Impact Statement prepared by Urbis, Issue 03, dated 7 May 2018 must be fully complied with.
- E17. A suitably qualified heritage architect/consultant shall be engaged to oversee all works to buildings identified as being of high significance including, but not limited to, the Perkins building.
- E18. Appropriate mitigation measures are to be implemented to ensure that no damage occurs during construction to the significant Sports Pavilion (Rotunda designed by John Horbury Hunt).

## Mechanical Ventilation

- E19. Prior to the issue of an Occupation Certificate, the Applicant must provide evidence to the satisfaction of the Principal Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical ventilation systems complies with:
  - (a) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
  - (b) any dispensation granted by the NSW Fire Brigade.

## Road Damage

- E20. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.

## Fire Safety Certification

- E21. Prior to issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

## Structural Inspection Certificate

- E22. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Principal Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
  - (a) the site has been periodically inspected and the Principal Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and
  - (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

## Car Parking Arrangements

- E23. Prior to the commencement of operations of the Aquatic & Fitness Centre or other timeframe agreed in writing by the Planning Secretary, the proposed expansion of the carpark must be completed.

## Compliance with Food Code

- E24. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises* and must provide evidence of receipt of the certificate to the satisfaction of the Principal Certifying Authority

## Stormwater Quality Management Plan

- E25. Prior to issue of an occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Principal Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure proposed stormwater quality measures remain effective and contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
  - (b) record and reporting details;
  - (c) relevant contact information; and
  - (d) Work Health and Safety requirements.

## Rainwater Harvesting

- E26. Prior to the issue of the relevant occupation certificate, a signed works-as-executed Rainwater Re-use Plan must be provided to the Principal Certifying Authority and the Planning Secretary

## Warm Water Systems and Cooling Systems

- E27. The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 *Air handling and water systems of buildings – Microbial control – Operation and maintenance* and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

## Outdoor Lighting

- E28. Prior to the issue of the relevant occupation certificate, the Applicant must submit evidence from a suitable qualified practitioner to the Principal Certifying Authority that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:
- (a) complies with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
  - (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

## Signage

- E29. Prior to the issue of the relevant occupation certificate, way-finding signage and signage identifying the location of staff car parking must be installed.
- E30. Prior to the issue of the relevant occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.
- E31. Prior to the issue of the relevant occupation certificate, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.

## Operational Waste Management Plan

- E32. Prior to issue of an occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Principal Certifying Authority. The Waste Management Plan must:
- (a) detail the type and quantity of waste to be generated during operation of the development;
  - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the*

## CONSOLIDATED CONSENT

*Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);

- (c) detail the materials to be reused or recycled, either on or off site; and
- (d) include the Management and Mitigation Measures included in the Preparation of Waste & Recycling Management Plan prepared by SLR Consulting Australia Pty Ltd dated 18 April 2018.

### Landscape Management Plan

- E33. Prior to issue of an occupation certificate, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Principal Certifying Authority.
- E34. The plan must describe the monitoring and maintenance measures to manage revegetation and landscaping works; be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS

### Road and Public Domain Works

- E35. Prior to issue of an occupation certificate, the Applicant must ensure the following:
  - (a) Road and public domain works as required by Condition C31 have been completed to the satisfaction of Council.
  - (b) All road and public domain works specified in the approved plans listed in Condition A2(d) have been completed to the satisfaction of the Principal Certifying Authority.

### Covenant for Works on Council Property

- E36. Prior to the issue of the final Occupation Certificate and to ensure that all private structures on Council public road reserve are in accordance with Council's "Policy for Managing Encroachments on Council Road Reserves" **(except to the extent it requires an indemnity)**, the person with the benefit of this consent, being the owner of Cranbrook School, must enter into a legal agreement with Council for the associated landscaping and placement of private structures on Council's property.
- E37. The legal agreement the owner must enter into and other requirements (referred to in Condition E36) must include provisions for the creation of a Public Positive Covenant pursuant to the Conveyancing Act 1919 burdening the subject property and benefitting the Council and providing for the ongoing maintenance of any private structures encroaching on the public road reserve for which consent has been given, such as steps, retaining walls, sitting furniture, access ways, overhang balconies, awnings, signs and the like.**
- E37A. The Public Positive Covenant instrument (referred to in condition E37) must be submitted to Council for approval prior to registration.**
- E37B. The Public Positive Covenant must be registered under the Real Property Act 1900 in the relevant folios of the Land prior to the issue of the relevant Occupation Certificate.**

**Note: The required wording of the Instrument can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au).**
- E37C. The property owner must reimburse Council's reasonable expenses incurred in the drafting, negotiation and registration of the legal agreement and Public Positive Covenant.**
- E38A. Prior to the issue of the final Occupation Certificate for the Aquatic and Fitness Centre:**
  - (a) the owner must enter into a legal agreement for the procuring of an easement for access in favour of Woollahra Council from Cranbrook School in terms satisfactory to the Council under the Conveyancing Act 1919 permitting the public footpath structures to remain on Cranbrook School Property; and**

## CONSOLIDATED CONSENT

- (b) the owner must create an easement for access on the Cranbrook School Certificate of Title for any portion of the proposed public footpath adjacent to New South Head Road and located within the School's property boundary.
- E39A.** The easement for access in favour of Woollahra Council from Cranbrook School (referred to in condition E38) must be submitted to Council for approval prior to registration.
- E39B.** The easement for access must be registered under the Real Property Act 1900 in the relevant folios of the Land prior to the issue of the relevant Occupation Certificate.
- E39C.** Cranbrook School must pay Council's reasonable associated costs with the drafting, negotiation and registration of the legal agreement and easement for access.
- E40.** On completion of construction work, stormwater drainage works must be certified by a professional engineer with Works-As-Executed drawings submitted to the Principal Certifying Authority detailing:
- (a) compliance with conditions of development consent relating to stormwater;
  - (b) the structural adequacy of the on-site detention system (OSD);
  - (c) that the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
  - (d) pipe invert levels and surface levels to Australian Height Datum; **and**
  - (e) contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.
- E40A.** Prior to the issue of a final Occupation Certificate, a positive Covenant pursuant to Section 88E of the Conveyancing Act 1919, must be created on the title of the property, **providing for the ongoing maintenance of the on-site detention system and/or absorption trenches, including any pumps and sumps incorporated in the development.**
- E40B.** The positive covenant **must be submitted to Council for approval prior to registration.**
- E40C.** Following the approval of Council, as required by condition E40B, the positive covenant must then be registered under the Real Property Act 1900 in the relevant folios of the Land prior to the issue of the Occupation Certificate.

## PART F POST OCCUPATION

### Operation of Plant and Equipment

- F1. 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.

### Community Communication Strategy

- F2. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

### Unobstructed Driveways and Parking Areas

- F3. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.

### Green Travel Plan

- F4. The Green Travel Plan required by condition E12 of this consent must be updated annually and implemented, unless otherwise agreed to by the Planning Secretary.

### Ecologically Sustainable Development

- F5. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star design and As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.
- F6. If an alternative certification process has been agreed to by the Planning Secretary under Condition C9, evidence of compliance must be provided to the Principal Certifying Authority and the Planning Secretary.

### Outdoor Lighting

- F7. Notwithstanding Condition E28, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

### Landscaping

- F8. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E33 for the duration of occupation of the development.



## APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### Written Incident Notification Requirements

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](mailto: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.
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.
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.
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.

## **APPENDIX 2 ADVISORY NOTES**

### **Long Service Levy**

AN1 For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

### **Legal Notices**

AN2 Any advice or notice to the consent authority must be served on the Planning Secretary.

### **Road Design and Traffic Facilities**

AN3 All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

### **Utilities and Services**

AN4 Prior to commencement of works, for any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN5 Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

### **Hoarding Requirements**

AN6 The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### **Handling of Asbestos**

AN7 The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

### **Fire Safety Certificate**

AN8 The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

### **Submission of documentation, drawings and details to TfNSW (RMS)**

AN9 The developer is to submit design drawings and documents relating to the excavation of the site and support structures (i.e. the works for the proposed aquatic and fitness centre that are adjacent to and in the vicinity of the New South Head Road road reserve) to TfNSW (RMS) for assessment, in accordance with Technical Direction GTD2012/001 and approval provided.

AN10 The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW (RMS). Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

AN11 If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

AN12 Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system (e.g. that impact upon New South Head Road) are to be submitted to TfNSW (RMS) for approval, prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

AN13 A plan checking fee will be payable and a performance bond may be required before TfNSW (RMS) approval is issued.



### **Road Occupancy License**

AN14 A *Road Occupancy Licence* must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

### **SafeWork Requirements**

AN15 To protect the safety of work personnel and the public, the work site must be adequately *secured* to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

### **Sydney Water Compliance**

AN16 The *approved* plans must be submitted to the Sydney Water Tap in online service to determine whether the development will affect any Sydney Water or water main, stormwater drains and/or easement, and if further requirements need to be met.

**From:** [Brigitte Bradley](#)  
**To:** [Todd Ewart](#)  
**Cc:** [Natalie Cook](#); [Todd Neal](#); [Kathryn Cuno](#); [Jackson He](#); [Dylan Stuntz](#); [Jacqueline Parker](#); [Cranbrook Project Email](#)  
**Subject:** RE: Cranbrook School Redevelopment Modification 3 Indemnity Conditions SSD-8812-Mod-3  
**Date:** Monday, 28 March 2022 8:34:01 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

Hi Todd,

I can confirm the consolidated consent reflects our final draft conditions and proposed amendments to incorporate reasonable expenses

Kind regards,  
Brigitte

**BRIGITTE BRADLEY** she/her/hers  
SENIOR CONSULTANT  
D +61 2 8424 5146  
T +61 2 8233 9900  
E [bbradley@urbis.com.au](mailto:bbradley@urbis.com.au)

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CITIES AND  
COMMUNITIES**



ANGEL PLACE, LEVEL 8, 123 PITT STREET  
SYDNEY, NSW 2000, AUSTRALIA

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**From:** Todd Ewart <[tewart@epmprojects.com.au](mailto:tewart@epmprojects.com.au)>  
**Sent:** Monday, 28 March 2022 8:21 AM  
**To:** Brigitte Bradley <[bbradley@urbis.com.au](mailto:bbradley@urbis.com.au)>  
**Cc:** Natalie Cook <[NCook@cranbrook.nsw.edu.au](mailto:NCook@cranbrook.nsw.edu.au)>; Todd Neal <[todd.neal@cbp.com.au](mailto:todd.neal@cbp.com.au)>; Kathryn Cuno <[kcuno@epmprojects.com.au](mailto:kcuno@epmprojects.com.au)>; Jackson He <[jhe@epmprojects.com.au](mailto:jhe@epmprojects.com.au)>; Dylan Stuntz <[dstuntz@epmprojects.com.au](mailto:dstuntz@epmprojects.com.au)>; Jacqueline Parker <[jparker@urbis.com.au](mailto:jparker@urbis.com.au)>; Cranbrook Project Email <[1806ab@projects.infopoint.com.au](mailto:1806ab@projects.infopoint.com.au)>  
**Subject:** RE: Cranbrook School Redevelopment Modification 3 Indemnity Conditions SSD-8812-Mod-3

Thank you Brigitte.

Could you please confirm the determination is consistent with the last round of proposed amendments to the draft Conditions of Consent.

Yours Sincerely,

**Todd Ewart**  
Project Director  
M +61 424 994 485

**Sydney**  
Suite 7.02, 67 Albert Avenue  
Chatswood NSW 2067  
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**From:** Brigitte Bradley <[bbradley@urbis.com.au](mailto:bbradley@urbis.com.au)>  
**Sent:** Monday, 28 March 2022 8:19 AM  
**To:** Todd Ewart <[tewart@epmprojects.com.au](mailto:tewart@epmprojects.com.au)>  
**Cc:** Natalie Cook <[NCook@cranbrook.nsw.edu.au](mailto:NCook@cranbrook.nsw.edu.au)>; Todd Neal <[todd.neal@cbp.com.au](mailto:todd.neal@cbp.com.au)>; Kathryn Cuno <[kcuno@epmprojects.com.au](mailto:kcuno@epmprojects.com.au)>; Jackson He <[jhe@epmprojects.com.au](mailto:jhe@epmprojects.com.au)>; Dylan Stuntz <[dstuntz@epmprojects.com.au](mailto:dstuntz@epmprojects.com.au)>; Jacqueline Parker <[jparker@urbis.com.au](mailto:jparker@urbis.com.au)>; Cranbrook Project Email <[1806ab@projects.infopoint.com.au](mailto:1806ab@projects.infopoint.com.au)>  
**Subject:** Cranbrook School Redevelopment Modification 3 Indemnity Conditions SSD-8812-Mod-3

Hi Todd,

I'm pleased to let you know that Mod 3 for Cranbrook has been approved by DPE.

Please find attached the consolidated consent and the stamped plans will be available later this week

Kind regards,  
Brigitte

**BRIGITTE BRADLEY** she/her/hers  
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E [bbradley@urbis.com.au](mailto:bbradley@urbis.com.au)

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<b>Compliance Report</b>	
<b>Pre-Operational Compliance Report No. 2</b> Cranbrook School SSD-8812	
IMS Document No. <b>B04-TEM-014</b>	Version No. <b>1.09</b>



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## APPENDIX B – COMPLAINTS REGISTER

Complaints Register

Item No	Date of Complaint	Date Complaint notified to RCC	No.	Who is lodging this complaint	Nature of Complaint, Who was impacted	Details of the Complaint	RCC Response	Date of RCC Response	Was It Resolved	Date Resolved
1	11/12/2019	11/12/2019	1st	New South Head Road Resident	Noise of night time deliveries, The individual	RCC Site manager explained to Resident that that the rigs were only permitted to travel in the early hours of the morning and that RCC had the necessary permits and approvals to undertake the works. RCC Site manager mentioned to Resident that whilst he was happy to discuss any of his concerns, the Cranbrook School was facilitating any questions and concerns from neighbours with contact details outlined in the letterbox drop. RCC told the Resident that they would include further reach of New South Head Road in future letter box drops. They then undertook the letter drop on Monday 09/12/19 to 590 New South Head Road as well as all houses and apartments on New South Head Road past Wolseley Road and 1 house up either side of Wolseley Road RCC also dropped in to the police station to advise them of the complaint and give them a copy of the letter dropped on Monday 09/12/19 . The police then rang Resident to explain that the delivery was approved and necessary to be undertaken in the early hours . RCC mentioned to the police that we would include them on all future letter box drops as they were also informed of any possible disruption.	Neighbour attended site discussed current and future night works with RCC site representative, and advised that all works were within authority approvals, as per the letter drop.  Range of letter drop increased to include additional houses and local police.	12/12/2019	Yes	12/12/2019
2	12/12/2019	12/12/2019	1st	Rose Bay Avenue Resident	Verbal abuse from construction worker to delivery driver.	RCC have spoken with all supervisors on site and explained the importance of no interactions with the public and/ or school, no matter the circumstances. RCC Site manager also reiterated that only RCC and the traffic controllers are to talk to anyone outside the site gates. RCC have zero tolerance to this behaviour and if this happens again, the worker will be removed from site.  RCC will also have a toolbox talk with the entire site tomorrow morning to discuss this requirement & forward the minutes to EPM/Cranbrook, for your information.	Workers reminded, via toolbox talk, that no interaction with neighbours or the public should be made. All contact must be through RCC representatives.	13/12/2019	Yes	13/12/2019
3	13/12/2019	15/12/2019	1st	Wolseley Road Resident	Dust complaint, the individual	RCC Project Director has spoken with the neighbour and explained the extensive measures that are currently in place and measures that will additionally be implemented for future works. RCC has taken responsibility and will rectify the issue as well as inspecting the exterior of the neighbours house. Another issue the neighbour raised was the stockpile of soil located in the South West corner of the oval, where wind had been blowing fine sand off the top of the pile and across New South Head road. The stockpile has immediately been removed off-site. The neighbour has continued addressing the current measures that have been applied on site. RCC has installed various measures including: - Cattle grid at the entry/exit to the site. - Manual hosing of water/washing down truck tires as they exit the site. - Road base & steel plates along truck paths within the site. - Water cart on site doing rounds every hour. - Manual hosing of stockpiles and excavator movements. - Sediment control fencing around perimeter. - Shade cloth to temporary perimeter fencing. Additional measures include: Delivery of a 'mist canon', additional sprinklers. Larger water carts. Additional manual hosing of stockpiles and excavator movements. Placement of polymer based spray on the surface of the site which binds dust particles. RCC are currently in the process of installing a 2.7m high ply hoarding on New South Head Road (opposite the residents house) and RCC has removed the majority of soil stockpiles adjacent to New South Head Road. RCC will continue to actively monitor the situation and are happy to meet to discuss the issue.	RCC have made contact with the neighbour via phone and email to discuss mitigations in place to reduce and minimise dust.	15/12/2019	Yes	15/12/2019

Complaints Register

4	17/12/2019	17/12/2019	1st	Rose Bay Avenue Resident	Noise of night time deliveries, The individual	The concerned neighbour has been contacted by phone by the RCC site manager (as requested) and has been explained the requirement of the night works and that these works have been authorised to be undertaken with the approval of required permits from relevant authorities (RMS/Council). This neighbour had been included in the letterbox drop notifying the activities were occurring, prior to them commencing. The neighbour was offered to write an email voicing any concerns, but has since declined. The neighbour could be added to the database for further projects and updates after obtaining his email address. RCC Site Manager has since spoken with the neighbour and advised the remainder of upcoming deliveries for the coming months, which he seemed satisfied with.	Neighbour was contacted via phone and discussed current and future night works, and advised that all works were within authority approvals, as per the letter drop.	17/12/2019	Yes	17/12/2019
5	18/12/2019	18/12/2019	1st	Cranbrook Staff Member	Blocked road access	This issue will be raised in at a toolbox talk to further initiate the importance of trucks blocking access and egress along Victoria Road and Rose Bay Avenue. The dangers of blocking Rose Bay Avenue right on the bend will also be raised during the toolbox talk as it impeded the safe line of site into the street. RCC will inform their drivers to avoid banking up of trucks that could potentially inhibit access to the streets and its surroundings.	RCC advised affected parties that the responsible contractors responsible for trucks reminded, via toolbox talk, to ensure safe access of roadways adjacent to site.	18/12/2019	Yes	18/12/2019
6	8/01/2020	10/01/2020	1st	Rose Bay Avenue Resident	Blocked driveway access, the residents	Resident of Victoria Rd raised concern that they believed a truck driver(s) had moved a vehicle into a position which blocked their driveway, as they needed that turning width when turning left onto Victoria road from NSH Rd. . RCC has discussed with contractors on emphasising the importance of future truck drivers that are only to come from Double Bay and turn right on Victoria Road only, as per the approved CTMP.	RCC advised affected parties that the responsible contractor has relayed message to trucking company, who are meeting with their drivers to re-train the CTMP.	10/01/2020	Yes	10/01/2020
7	20/01/2020	21/01/2020	1st	Woollahra Municipal Council Staff	Lay over on New South Head Road, the Staff	Contractors have been reminded that there are serious safety issues and consequences when stopping in a 'No Stopping' zone. Contractors will take further responsibility with relaying the message to their drivers.	RCC requested that council issue traffic infringement notices to any vehicle which is outside of the site that is not compliant with road rules or parking rules.	21/01/2020	Yes	21/01/2020
8	20/01/2020	20/01/2020	1st	New South Head Road Resident	Response to Letter box drop regarding night works for tree removal scheduled for 22/01/20	RCC responded via email to complainant advising of the requirement to complete the works at night, and that all effort would be taken to reduce disruptive activities. Complainant responded acknowledgement of this information, and no further complaints were raised during or following the works.	RCC responded via email to complainant advising of the requirement to complete the works at night, and that all effort would be taken to reduce disruptive activities. Complainant responded acknowledgement of this information, and no further complaints were raised during or following the works.	21/01/2020	Yes	21/01/2020
9	3/02/2020	3/02/2020	1st	Cranbrook Staff Member	Observation made about material delivery vehicle.	Cranbrook staff member queried whether a material delivery should have occurred 'out of hours', as they considered the delivery truck to be large.	RCC confirmed that this type of vehicle is considered acceptable to operate during DA approved normal work hours, and per the approved CTMP.	3/02/2020	Yes	3/02/2020
10	17/02/2020	17/02/2020	1st	Parent of Student	Observation made about Concrete Trucks Driving on Rose Bay Ave. Concerns raised regarding student safety.	Parent of Student raised to Cranbrook concern about concrete vehicle movement during school hours. RCC have communicated this concern to subcontractor responsible for these works and supplier of concrete, requesting that message be communicated to all drivers.	RCC has followed with supplier of trucks to have all workers attend meeting to review the concern raised and comply with road rules, paying particular attention to student welfare.	18/02/2020	Yes	20/02/2020
11	26/02/2020	26/02/2020	1st	RCC Observation	Trucks heavily parking on Rose Bay Ave, causing a gridlock.	RCC has advised through email in regards to actions of truck drivers. The contractor has messaged all drivers that are attending to site of the consequences for not following the CTMP and direction included as to where drivers could potentially be diverted to.	RCC has advised through email in regards to ensuring contractors follow the CTMP. The Development Consent conditions have been stated within the email explaining the importance of following the CTMP.	27/02/2020	Yes	27/02/2020
12	9/03/2020	9/03/2020	1st	Cranbrook Staff Member	Concrete Sprayed on staff member car outside of project site.	A staff member was driving from Rose Bay Ave into the Cranbrook School driveway when concrete was being cleared from pump line and overspray went over the perimeter hoardings with some concrete landing on the car.	RCC and the subcontractor responsible approached Cranbrook to offer professional cleaning to the car.	9/03/2020	Yes	9/03/2020

Complaints Register

13	13/03/2020	13/03/2020	1st	William St Resident	Concern about construction vehicles travelling on public road	Resident of William Street, Double Bay contacted the Cranbrook complaints phone line regarding concerns about construction vehicles (truck & dog) travelling past his building. Noting concern that when vehicles passed that it was causing his building to shake.	RCC have cross checked the vehicle movements timing advised by the resident to corroborate site activities to attempt to verify whether these were in fact vehicles traveling to the RCC Cranbrook project site, and assessed that it is likely that they are. The approved traffic management plan does not permit construction vehicles to use William St. as means of travel to and from the site, so RCC will contact the contractor responsible for these vehicles and the trucking company to re-iterate the approved CTMP, and respond in kind to the resident.	16/03/2020	Yes	18/03/2020
14	7/04/2020	7/04/2020	1st	Rose Bay Avenue Resident	Concern raised about the vibration caused by site works.	A resident of Rose Bay avenue notified RCC Site Manager their concern that vibratory activities on site were being observed within their apartment. Video of impacts was provided via text message.	RCC was actively undertaking vibration monitoring during the works in question, and records show that velocity of vibration was within tolerances permissible under approved Construction Noise and Vibration Management Plan. RCC Further requested to discuss with the resident, however they declined to meet to	7/04/2020	Yes	9/04/2020
15	2/05/2020	2/05/2020	1st	NSH Rd Resident	Concern raised about trucks on NSH Rd at 2am	A resident of NSH Rd emailed the school to notify of trucks traveling on New South Head road at approximately 2am on 2nd May 2020, assuming they were related to the construction works.	RCC contacted the resident on the 2nd May and confirmed that no works occurred outside of the approved working hours (7am-6pm), and further queried the details of the complaint, to query whether there was a potential breaking to the site. The resident advised that it may have just been trucks passing on New South Head road, and unrelated to the construction site.	2/05/2020	Yes	2/05/2020
16	12/05/2020	12/05/2020	1st	Rose Bay Avenue Resident	Concern raised that construction vehicle using driveway as turning area.	Complaint raised that construction vehicle used Rose Bay Ave residents driveway to complete 3 point turn to access construction site, and in the process has damaged sandstone paving adjacent to kerb.	RCC has contacted the resident and advised that they have confirmed this issue was result of vehicle related to RCC project site, and that any damaged will be professionally repaired.	12/05/2020	Yes	12/05/2020
17	20/05/2020	4/06/2020	2nd	NSH Rd Resident	Complaints of Excessive Vibrations	Resident of New South Head Road notified the Certifier that they had experienced excessive vibration at their residence at 591 New South Head Road. RCC was notified of this complaint on 5th June 2020.	RCC has provided letter & vibration monitoring results showing that that works are being undertaken within SSD Conditions & Noise and Vibration Management Plan allowable limits. RCC also queried whether other construction sites may have been the cause of this concern, as the complainant was located several hundred meters from the Cranbrook School	5/06/2020	Yes	10/06/2020
18	17/06/2020	17/06/2020	1st	Woollahra Municipal Council Ranger	Flashing Lights on site	Resident of Rose Bay/Bellevue Hill had complained to council that there was vehicles operating in the site outside of approved SSD hours.	RCC advised that there had recently been installed safety lighting within the site, which looks similar to vehicle lighting, which may have been left on overnight. RCC will ensure that these lights are turned off outside of work hours.	17/06/2020	Yes	17/06/2020
19	17/06/2020	17/06/2020	1st	Woollahra Municipal Council Ranger	Plant Operating outside of Construction Hours	The Council ranger provided footage of an excavator tracking across site at 6:51am. Which is 9 minutes earlier than approved construction hours.	RCC noted that plant and equipment pre-starts take place prior to 7am, however the equipment should not be started prior to 7am. RCC will adjust the timing of these pre-starts to avoid potential of early equipment starting.	17/06/2020	Yes	17/06/2020
20	23/06/2020	23/06/2020	1st	NSH Rd Resident	Noise of night time deliveries, The individual	Notice was issued on 17th June 2020 regarding requirement of out of hours delivery of a large piece of excavation plant. On the morning of the delivery complainant issued an email notifying of the noise associated with the delivery.	RCC reiterated that these were planned works as notified by email and letterbox drop prior to the delivery. RCC also advised that this item of plant was being brought to site to reduce rock breaking activities on site, with the goal to reduce future noise impacts to both Cranbrook school and its	24/06/2020	Yes	24/06/2020
21	22/07/2020	22/07/2020	1st	William St Resident	Concern about construction vehicles travelling on public road	Resident of William Street, Double Bay contacted the Cranbrook complaints phone line regarding concerns about construction vehicles (truck & dog) travelling past his building. Noting concern that when vehicles passed that it was causing his building to shake. This was 2nd complaint from same complainant as per complaint #13 above.	RCC has spoken with our suppliers Truck Allocator and they have re-confirmed to all truck drivers carting sand from our site about not using William Street Double Bay. RCC has communicated this information to the complainant, and also requested that if they observes trucks again to take photos so that if can be determined if the offending vehicles are in fact from the Cranbrook project works. RCC noted that there is another construction site on William street, and the vehicles identified in the complaint have not yet been confirmed which site they are servicing.	22/07/2020	Yes	22/07/2020
22	12/08/2020	12/08/2020	1st	William St Resident	Concern about construction vehicles travelling on public road	Resident of William Street, Double Bay contacted the Contractor regarding concerns about construction vehicles (truck & dog) travelling past his building. He had contacted the trucking company directly who confirmed the vehicles were servicing the Cranbrook project.	RCC had contacted the trucking company and instructed them not to use William street as route to the project. This same message was given to all trucks arriving to the site via the projects traffic controllers.	12/08/2020	Yes	12/08/2020



Complaints Register

23	13/08/2020	13/08/2020	1st	Bellevue Hill Resident	Concern about trucks on Rose Bay Avenue	The resident was driving up Rose Bay Avenue from NSH Rd, and encountered a truck travelling the opposite direction. The resident advised that the truck driver was not sharing the road and acting obscenly.	RCC has contacted the resident and requested if they had obtained registration plate of the vehicle so could follow up with the trucking company. RCC has also followed this concern up with the trucking company, and requested response.	13/08/2020	Yes	14/08/2020
24	28/08/2020	28/08/2020	1st	Wolesly Road Resident	Noise complaint regarding rock anchoring activities.	The resident raised complaint regarding the rock anchoring works occuring around 3pm in the afternoon.	RCC visited the resident and advised that hard rock was being encountered at this lower level of works, and would require approximately 8 days furhter of anchoring over the next 3 weeks, and then would be complete.	28/08/2020	Yes	28/08/2020
25	30/06/2021	30/06/2021	1st	Rose Bay Avenue Resident	Noise complaint regarding loud music	The resident raised a complaint regarding loud music playing from 7am.	RCC has contacted the offending subcontractor advising them to not play loud music. An email has also been sent as a reminder to all subcontractors onsite to not play loud music early in the morning.	1/07/2021	Yes	1/07/2021
26	14/02/2022	14/02/2022	1st	New South Head Road Resident	Complaint by resident who was impacted by mulch from landscaping down NSH Rd	Neighbouring resident has lodged a complaint about some mulch and dirt washing down NSW from the construction site outside the AFC.	RCC has contacted the resident and explained how the mulch was washed down NSH Rd due to a blocked council stormwater line and inlet pit directoly outside the AFC Forecourt.  During heavy rain events the inlet pit surcharges and picks up the mulch in the Public Domain and washes it down strip via overland flow.  RCC will continue to monitor the situation and clean after rain events whilst still in possession of the site until the asset is	16/02/2022	Yes	16/02/2022

<b>Compliance Report</b>	
<b>Pre-Operational Compliance Report No. 2</b> Cranbrook School SSD-8812	
IMS Document No. <b>B04-TEM-014</b>	Version No. <b>1.09</b>



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## APPENDIX C– COMPLIANCE REPORT TABLE

**SSD 8812 - Conditions of Consent – Department of Planning, Industry & Environment (Dated 13/09/2019)**

**Part A – Administrative Conditions**

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
A1. 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.	At all times	Compliant	<b>During Construction</b> Daily site management of environmental controls during construction in accordance with environmental monitoring requirements within CEMP and Subplans Incorporation of environmental training in site induction procedures. Review of incident and near miss reports for preventative action and opportunities for improvement. Independent Audit Reports	<b>During Construction</b> RCC confirmed management of the construction site in accordance with the SSD CoC, CEMP and Sub-Plans. Key environmental issues are raised during site inductions and any further concerns are discussed at pre-start meetings & toolbox talks. Incidents are investigated for opportunities for improvement. No further incidents in the reporting period. Independent Environmental Audit (IEA) Report no. 03 dated 22/06/2021, 2021 and subsequently reissued on 27/08/2021, in response to DPIE request to amend a date in Section 1.5. This report has been uploaded to the school's website and has been publicly made available. A further IEA will be required in June 2022, should construction be incomplete. Geosytec undertook an IEA in June 2022 identifying 2 minor non-compliances against the Conditions of Consent (CoC). Independent Environmental Audit (IEA) Report no. 04 dated 06/07/2022, was uploaded to DPE Major Projects Portal on same date.
A2. Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent;	At all times	Compliant	Internal review and independent audit.	The project is being independently audited by Geosyntec Consultants (formerly ZOIC Environmental as per conditions D31 – D36. Compliance Reports are being completed in accordance with C25 – C28.
	(b) in accordance with all written directions of the Planning Secretary;	At all times	Compliant	Review of any directions issued by the Secretary.	The following written directions were received and responded to during the reporting period: <ul style="list-style-type: none"> <li>On 10 August 2021, Maria Divis DPIE requested a minor amendment to the IEA issued in June 2021. The report has been amended and is publicly available.</li> </ul>
	(c) generally in accordance with the EIS, and Response to Submissions and SSD-8812- MOD-2;	At all times	Compliant	Review of project changes and their consideration against the consent.	An application to modify SSD 8212 was lodged in October 2020 to modify condition A2 to reflect minor design modifications to the approved Aquatic and Fitness Centre (AFC) and Centenary Building. This modification was approved in November 2020. On 05/11/21, a S.4.55 Mod was lodged with the DPIE to modify: Condition A2 of SSD-8812 to support minor design modifications to the approved loading bay and associated facilities to reflect works approved by Woollahra Council under Section 138 and

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments																																																																																				
					Condition E36 of SSD-8812 to remove reference for requirements for Cranbrook to indemnify Woollahra Council against claims associated with works/areas that will be subject to positive covenants.  Determination of the Application at the time of writing the report had yet to be received.																																																																																				
	(d) in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural plans prepared by Architectus Group Pty Ltd</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>CR-DA-0051</td><td>1</td><td>Site &amp; Context Analysis - Location Plan</td><td>20/04/2018</td></tr><tr><td>CR-DA-0063</td><td>2</td><td>Campus Analysis - Demolition Plan</td><td>26/04/2018</td></tr><tr><td>CR-DA-0064</td><td>2</td><td>Campus Analysis - Demolition Axonometrics</td><td>26/04/2018</td></tr><tr><td>CR-DA-0065</td><td>2</td><td>Campus Analysis - Proposed Site Works</td><td>26/04/2018</td></tr><tr><td>CR-DA-0066</td><td>2</td><td>Campus Analysis - Proposed Site Works Axonometric</td><td>26/04/2018</td></tr><tr><td>CR-DA-2500</td><td>2</td><td>Campus Analysis - Existing and Proposed Sections</td><td>26/04/2018</td></tr><tr><td>CR-DA-4000</td><td>2</td><td>Finishes Board</td><td>07/08/2018</td></tr><tr><td>CB-DA-0002</td><td>1</td><td>Existing Plans</td><td>20/04/2018</td></tr><tr><td>CB-DA-0003</td><td>2</td><td>Demolition Plans</td><td>26/04/2018</td></tr><tr><td>CB-DA-1002</td><td>4 <del>5</del></td><td>GA Plan – Roof Level</td><td><del>03/12/2018</del> 08/09/2020</td></tr><tr><td>CB-DA-1003</td><td>4 <del>5</del></td><td>GA Plan Level 05</td><td><del>03/12/2018</del> 08/09/2020</td></tr><tr><td>CB-DA-1004</td><td>3 <del>4</del></td><td>GA Plan – Level 04</td><td><del>07/08/2018</del> 08/09/2020</td></tr><tr><td>CB-DA-1005</td><td>3 <del>4</del></td><td>GA Plan – Level 03</td><td><del>07/08/2018</del> 07/10/2020</td></tr><tr><td>CB-DA-1006</td><td>3 <del>4</del></td><td>GA Plan – Level 02</td><td><del>07/08/2018</del> 08/09/2020</td></tr><tr><td>CB-DA-1007</td><td>3 <del>4</del></td><td>GA Plan – Level 01</td><td><del>07/08/2018</del> 08/09/2020</td></tr><tr><td>CB-DA-2001</td><td>4</td><td>GA Elevation – North – South</td><td>14/12/2018</td></tr><tr><td>CB-DA-2002</td><td>4</td><td>GA Elevation – East – West</td><td>14/12/2018</td></tr><tr><td>CB-DA-2501</td><td>3</td><td>GA Section AA – BB</td><td>14/12/2018</td></tr><tr><td>CB-DA-2502</td><td>3</td><td>GA Section CC – DD</td><td>14/12/2018</td></tr></table>	Architectural plans prepared by Architectus Group Pty Ltd				Dwg No.	Rev	Name of Plan	Date	CR-DA-0051	1	Site & Context Analysis - Location Plan	20/04/2018	CR-DA-0063	2	Campus Analysis - Demolition Plan	26/04/2018	CR-DA-0064	2	Campus Analysis - Demolition Axonometrics	26/04/2018	CR-DA-0065	2	Campus Analysis - Proposed Site Works	26/04/2018	CR-DA-0066	2	Campus Analysis - Proposed Site Works Axonometric	26/04/2018	CR-DA-2500	2	Campus Analysis - Existing and Proposed Sections	26/04/2018	CR-DA-4000	2	Finishes Board	07/08/2018	CB-DA-0002	1	Existing Plans	20/04/2018	CB-DA-0003	2	Demolition Plans	26/04/2018	CB-DA-1002	4 <del>5</del>	GA Plan – Roof Level	<del>03/12/2018</del> 08/09/2020	CB-DA-1003	4 <del>5</del>	GA Plan Level 05	<del>03/12/2018</del> 08/09/2020	CB-DA-1004	3 <del>4</del>	GA Plan – Level 04	<del>07/08/2018</del> 08/09/2020	CB-DA-1005	3 <del>4</del>	GA Plan – Level 03	<del>07/08/2018</del> 07/10/2020	CB-DA-1006	3 <del>4</del>	GA Plan – Level 02	<del>07/08/2018</del> 08/09/2020	CB-DA-1007	3 <del>4</del>	GA Plan – Level 01	<del>07/08/2018</del> 08/09/2020	CB-DA-2001	4	GA Elevation – North – South	14/12/2018	CB-DA-2002	4	GA Elevation – East – West	14/12/2018	CB-DA-2501	3	GA Section AA – BB	14/12/2018	CB-DA-2502	3	GA Section CC – DD	14/12/2018	At all times	Compliant	Review of project changes and their consideration against the consent.	Compliance with this condition will be determined by the issuance of Construction Certificates by the PCA.  <ul style="list-style-type: none"><li>- Construction Certificate (CC) 1 was obtained on 19/12/19.</li><li>- CC2 was obtained on 27/04/20</li><li>- CC3 was obtained on 28/10/20</li><li>- CC4 was obtained on 23/12/20</li><li>- CC5 was obtained on 03/02/21</li><li>- CC6 was obtained on 23/06/21</li><li>- CC7 was obtained on 13/12/21</li><li>- CC7A was modified on 13/01/22</li><li>- OC1 -Aquatic &amp; Fitness Centre and Oval was issued on 22/02/22</li><li>- OC2 – Maintenance Shed was issued on 24/06/22</li><li>- OC3 – Centenary Building - anticipated 22/07/22</li></ul>
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CB-DA-2502	3	GA Section CC – DD	14/12/2018																																																																																						

Approval ID	Requirement				Timing	Status	Monitoring Methodology	Evidence and Comments				
	CB-DA-2503	3	GA Section – EE Building Height	14/12/2018								
	CB-DA-5001	1	Façade Section	07/08/2018								
	CB-DA-9001	2	Perspective 01	07/08/2018								
	CB-DA-9002	2	Perspective 02	07/08/2018								
	CB-DA-9003	2	Perspective 03	07/08/2018								
	CB-DA-9004	2	Perspective 04	07/08/2018								
	CB-DA-9005	1	Perspective 05	07/08/2018								
	AF-DA-0502	2	Demolition Oval GA Plan	16/04/2018								
	AF-DA-1001	<del>5</del> 6	GA Plan 01 Oval	<del>07/08/2018</del> 07/10/2020								
	AF-DA-1002	<del>6</del> 7	GA Plan B1 Concourse	<del>17/08/2018</del> 07/10/2020								
	AF-DA-1003	<del>3</del> 4	GA Plan B2 Pool	<del>07/08/2018</del> 07/10/2020								
	AF-DA-1004	<del>4</del> 2	GA plan B3 Subfloor	<del>07/08/2018</del> 07/10/2020								
	AF-DA-2001	6	Elevations	29/01/2019								
	AF-DA-2501	5	Sections AA – CC	29/01/2019								
	AF-DA-2502	<del>5</del> 6	Sections DD – FF	<del>29/01/2019</del> 07/10/2020								
	AF-DA-5001	1	Façade Section	07/08/2018								
	AF-DA-9001	2	Perspective 01	07/08/2018								
	AF-DA-9002	3	Perspective 02	07/08/2018								
	Landscape Plans prepared by Arcadia Landscape Architecture											
	Dwg No.	Rev	Name of Plan	Date								
	100	9	Landscape Masterplan	September 2018								
	101	9	WMH Roof level – Landscape Plan	September 2018								
	102	9	WMH Level 03 – Landscape Plan	September 2018								
	103	9	WMH 02-00 – Landscape Plan	September 2018								
	104	9	ARC – Street Level Landscape Plan	September 2018								
	105	9	ARC – Oval Landscape Plan	September 2018								

Approval ID	Requirement				Timing	Status	Monitoring Methodology	Evidence and Comments
	AF-DA-0502	2	Demolition Oval GA Plan	16/04/2018				
	AF-DA-1001	5	GA Plan 01 Oval	07/08/2018				
	AF-DA-1002	6	GA Plan B1 Concourse	17/08/2018				
	AF-DA-1003	3	GA Plan B2 Pool	07/08/2018				
	AF-DA-1004	1	GA plan B3 Subfloor	07/08/2018				
	AF-DA-2001	6	Elevations	29/01/2019				
	AF-DA-2501	5	Sections AA – CC	29/01/2019				
	AF-DA-2502	5	Sections DD – FF	29/01/2019				
	AF-DA-5001	1	Façade Section	07/08/2018				
	AF-DA-9001	2	Perspective 01	07/08/2018				
	AF-DA-9002	3	Perspective 02	07/08/2018				
	Landscape Plans prepared by Arcadia Landscape Architecture							
	Dwg No.	Rev	Name of Plan	Date				
	100	9	Landscape Masterplan	September 2018				
	101	9	WMH Roof level – Landscape Plan	September 2018				
	102	9	WMH Level 03 – Landscape Plan	September 2018				
	103	9	WMH 02-00 – Landscape Plan	September 2018				
	104	9	ARC – Street Level Landscape Plan	September 2018				
105	9	ARC – Oval Landscape Plan	September 2018					
A3. 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				At all times	Compliant	Review of any directions issued by the Secretary.	All written directions received from the Planning Secretary are being progressively reviewed and addressed as evidenced by this compliance report.  Also refer to comments within Condition A2(b) above for compliance with written directions from the DPIE.
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.				At all times	Compliant	Refer to Condition A3(a) above	Refer to Condition A3(a) above
A4. 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 and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				At all times	Compliant	Internal and independent audit review of project changes to identify application of the priority hierarchy in respect of any project changes.	There have been no material inconsistencies and/or ambiguities recorded on the development to date.
A5. Limits of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				N/A	Compliant	Development must have physically commenced by 13/09/2024.	Construction Certificate 1 was issued on 19/12/19 and works physically commenced on 20/12/19.
A11. Staging (continued)	The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.				N/A	Not Triggered	Review delivery of development in accordance with the submitted Staging Report	The development is being constructed over one continuous stage with progressive Occupation Certificates.
A12. 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				N/A	Not Triggered		The development is being constructed over one continuous stage with progressive Occupation Certificates.
A13. Staging, Combining and Updating Strategies,	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				N/A	Not Triggered		The development is being constructed over one continuous stage with progressive Occupation Certificates.



Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
Plans or Programs	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	N/A	Not Triggered		The development is being constructed over one continuous stage with progressive Occupation Certificates.
	(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).	N/A	Not Triggered		The development is being constructed over one continuous stage with progressive Occupation Certificates.
A14. 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.	N/A	Not Triggered		The development is being constructed over one continuous stage with progressive Occupation Certificates.
A15. 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.	N/A	Not Triggered		The development is being constructed over one continuous stage with progressive Occupation Certificates.
A16. 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.  <b>Notes:</b> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	During Construction	Compliant	Demonstrated alignment with the BCA.	Refer to Structural Certification by Arup Structural Engineers – dated 30/10/19  Further structural certificates will be provided for the relevant Occupation Certificates for the development.
A17. External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	During Construction	Compliant	Demonstrated alignment with the BCA.	Refer to letter of compliance from Architectus – dated 13/11/19
A18. 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.	At all times	Compliant	Review of any issued directions from the Secretary.  Review of legal requirements register to demonstrate awareness and currency of obligations and link to implementation method (e.g. through CEMP/OEMP documentation)	On 10/06/20, DPIE notified of new Compliance Report and Independent Report Post Approval Requirements. Cranbrook has decided to maintain the Compliance Reporting and Independent Audit Reporting as per SSD_8812 COC which follows PAR 2018.
A19. 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.	At all times	Compliant	Review of any issued directions from the Secretary.  Review of legal requirements register to demonstrate awareness and currency of obligations and link to implementation method (e.g. through CEMP/OEMP documentation)	As per Condition A18.
A20. 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.	At all times	Compliant	Site presence by an Environmental Specialist / Engineer, the Site Manager and WHS Manager and liaising with EPA accredited independent auditor for comments and signoff.  Compliance reporting by EPM Projects	RCC has been appointed the Principal Contractor and have prepared a CEMP and Sub-Plans in preparation for Construction.  ZOIC Environmental (ZOIC) has been appointed as the EPA independent environmental auditor



Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	<p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>			Onsite investigation, testing and validation of in-situ waste and imported material by the environmental specialist / engineer from RCC.	<p>and are preparing Independent Audit Reports as required in Conditions D31 – D36.</p> <p>Regular inspections and Compliance Reports in accordance with C25 – C28 by EPM Projects.</p>
A21. Access to Information	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>	Prior to Construction	Compliant	Evidence of notification to the Planning Secretary of the project website's availability and a web link at least 48 hours prior to commencement of construction.	<p>The Planning Secretary was notified of information being made publicly available on the project website on 02/12/19 via email from EPM Projects.</p> <p>Cranbrook Communications and Marketing will host a project page and keep the requested information live until the completion of the project, or such other time as agreed by the Planning Secretary.</p> <p>Refer to the following weblink:</p> <p><a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a></p>
	(i) the documents referred to in condition A2 of this consent;	Prior to Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(ii) all current statutory approvals for the development;	Prior to Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	Prior to Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(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;	During Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(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;	During Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(vi) a summary of the current stage and progress of the development;	During Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(vii) contact details to enquire about the development or to make a complaint;	During Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(viii) a complaints register, updated monthly;	During Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(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;	During Construction	Compliant	As above	<a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>
	(x) any other matter required by the Planning Secretary; and	During Construction	Compliant	Notices from Planning Secretary	No notices have been raised by the Planning Secretary for Access to Information.

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	(b) Keep such information up to date, to the satisfaction of the Planning Secretary.	At all times	Compliant	Notices from Planning Secretary	Information is being made publicly available and notified to the PCA via correspondence and the DPIE via the Major Projects portal.
A22. 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.	At all times	Compliant	Notification and communication of the conditions of consent amongst the Applicant's relevant employees and contractors.	The conditions of consent were issued to all relevant employees and consultants by Cranbrook. A notification was issued via Aconex (EPM-GCOR-001104) dated 23/09/19.  RCC confirmed it has incorporated compliance with the CoC into their site inductions and have also instructed compliance within subcontractor's agreements.
A23. 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.	N/A	Compliant	Statement within approved Environmental Impact Statement (EIS).	EIS – Section 3.3.3.1 states:  “The enrolment capacity of the School's main campus is limited to 1115 students due to a cap imposed on the School by Woollahra Council based on enrolment figures from May 1990 (DA 88/280). The proposed works will not result in any exceedance of the current cap. The School is not currently seeking a revision of its cap.”
A24. 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.	At all times	Compliant	Review of design documents for compliance	A review of design documents shows no building or permanent building structures along the New South Head Road boundary.
A25. 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.	At all times	Compliant	Review of incident notification procedures	Both RCC and Cranbrook's incident reporting procedures reference the approved conditions of consent. Refer to RCC CEMP and Cranbrook's Community Communications Strategy.  One incident was notified to DPIE for a prior reporting period on 24/03/20. (SSD-8812-PA-6).
A26. Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	At all times	Compliant	Review of incident reporting procedures and templates in accordance with Appendix 1.	RCC CEMP (C12) addresses incident reporting for the following items: <ul style="list-style-type: none"><li>Environmental incidents</li><li>Non-compliances</li><li>Complaints</li></ul> Cranbrook's Community Communication Strategy (C6 – C7) also contains Incident Management procedures.  One incident occurred on 16/03/20 and was notified to DPIE on 24/03/20. (SSD-8812-PA-6) A report was issued to DPIE on 16/04/20 (SSD-8812-PA-9). Both notice and report were issued in accordance with Appendix 1.  There was one complaint was received on 14/02/2022 and was subsequently notified to the PCA & DPIE.
A27. 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.	At all times	Compliant	Review of non-compliance procedures	RCC CEMP cover sections on Monitoring and Reporting which include non-compliance reporting. Refer to RCC CEMP and Cranbrook's Community Communications Strategy.  <b>There were no non-compliances identified during against the CEMP during the reporting period.</b>

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
A28. 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	At all times	Compliant	Review of non-compliance procedures	RCC CEMP cover sections on Monitoring and Reporting which include non-compliance reporting. Refer to RCC CEMP and Cranbrook's Community Communications Strategy.  This compliance report will also report on any incidents or non-compliances throughout the project.  <b>Refer to Condition A27.</b>
A29. 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	Compliant	This is a general note corresponding to the above conditions A27 & A28.	Noted.
A30. Revision of Strategies, Plans and Programs	Within three months of:  (a) the submission of a compliance report under condition C25;	During Construction	Compliant	Review of any issued directions from the Planning Secretary.  Establish an internal review process for items (a) to (d) of this condition of consent.  Notification within the three month time frame to the Principal Certifying Authority (PCA) and the Department.	Maintain a register of internal reviews and notifications to the PCA and the Department.  The pre-construction Compliance Report was issued on 19/11/20.  Notice of a review of strategies, plans & programs being carried out was notified to DPIE & the PCA on 14/02/20. (SSD-8812-PA-5)  Notice of a review of strategies, plans & programs being carried out by EPM was notified to DPIE & the PCA on 09/07/20. (SSD-8812-PA-14) Noting no further amendments required.  The CTMP and CEMP were reviewed on 31/08/21, within 3 months of the last compliance report.  A review of the CEMP and CTMP subplan and other documents have been reviewed within submission of a Compliance Report. Notification of the review was issued to the PCA on 09/03/2022. The CTMP has been amended to align with a re-activated work zone on Rose Bay Avenue. The subplan has been made publicly available.
	(b) the submission of an incident report under condition A25;	During Construction	Compliant	Refer to A30(a) above	
	I the submission of an Independent Audit under condition D31; or	During Construction	Compliant	Refer to A30(a) above	Notice of a review of strategies, plans & programs being carried out by RCC was notified to DPIE & the PCA on 01/10/20 via email and subsequently notified via Major Projects portal on 17/11/20. (SSD-8812-PA-21)  Refer to Condition A30(a)
	(d) the issue of a direction of the Planning Secretary under condition A3 which requires a review of 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.	During Construction	Compliant	Refer to A30(a) above	Refer to Condition A30(a)
A31. 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.	During Construction	Compliant	Review of any issued directions from the Planning Secretary.  Establish an internal review process for items (a) to (d) of this condition of consent.  Submission of revised strategies, plans and programs within the six week time frame to the Principal Certifying Authority for approval.	Maintain a register of internal reviews and notifications as well as changes to the Strategies, Plans and Programs to the Principal Certifying Authority within the six week time frame.  Notice of a review of strategies, plans & programs being carried out was notified to DPIE & the PCA on 14/02/20. (SSD-8812-PA-5)

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	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.				<p>The CEMP required a minor amendment to keep information up-to-date and was subsequently issued to the PCA on 19/02/20.</p> <p>Notice of a review of strategies, plans &amp; programs being carried out by EPM was notified to DPIE &amp; the PCA on 09/07/20. (SSD-8812-PA-14) Noting no further amendments required.</p> <p>Notice of a review of CEMP &amp; Sub-Plans being carried out by RCC was notified to DPIE &amp; the PCA on 01/10/20 via email and subsequently notified via Major Projects portal on 17/11/20. (SSD-8812-PA-21)</p> <p>Upon completion of a review of strategies, plans and programs, RCC concluded only the CTMP required amendments. A revised CTMP was issued to Woollahra Municipal Council (WMC) for review and approval. RCC notified the PCA on 22/10/20 via Aconex correspondence (RCC-GCOR-005457). DPI&amp;E were notified on 17/11/2020 and responded with no comments on 19/11/2020.</p> <p>The revised CTMP included the following key changes:</p> <ul style="list-style-type: none"> <li>Review of site access locations, and construction vehicle access.</li> <li>Removal of planned work zone from CTMP</li> <li>Updated site layout</li> </ul> <p>On 15 April 2021, WMC issued a letter of approval for the revised CTMP and the PCA was notified on 22/04/21 via Aconex correspondence (RCC-GCOR-010086).</p> <p>There has been one minor amendment to the CTMP during this reporting period with an update of the Site Manager's contact details.</p> <p>The CTMP is expected to be updated in January'22, as RCC intend to reactivate the loading zone in Rose Bay Avenue, when gates 1 and 2 will no longer be used.</p> <p>As noted above in the last Compliance Report in December 2021, the CTMP has since been updated accordingly issued to the PCA and made publicly available.</p>
AN1. 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.	During Construction	Compliant	<p>Review of the CEMP</p> <p>Review by independent auditor during construction</p>	Refer to commitment statement by RCC in Section 4 of the CEMP noting that all licenses, permits, approvals and consents must be obtained as required for the development.

### **Part B – Prior to Issue of a Construction Certificate**

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
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	Prior to Construction	Compliant	Review of CEMP	Refer to Electrical Statement dated 24/10/19



Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	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.				
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.	Prior to Construction	Compliant	Proof of payment prior to construction commencement	Property Damage Security Bond was paid by RCC to Woollahra Municipal Council on 21/11/19.
B3. Development Contribution	Prior to the issue of any construction certificate, a Section 94A levy totalling <b>\$1,106,490</b> , 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.	Prior to Construction	Compliant	Proof of payment prior to construction commencement	Development Contributions was paid by Cranbrook to Woollahra Municipal Council on 06/12/19.
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.	Prior to Construction	Compliant	A statement of compliance by the Architect (Architectus)	Refer to letter of compliance from Architectus – dated 13/11/19. The letter has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
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);	Prior to Construction	Compliant	A statement of compliance by the Civil Engineer (AECOM)	Refer to AECOM Stormwater Management Compliance Statement issued 08/11/19.  The compliance statement has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
	(b) be generally in accordance with the conceptual design in the EIS;	Prior to Construction	Compliant	Refer to Condition B5(a) above	Refer to Condition B5(a) above
	(c) be in accordance with applicable Australian Standards;	Prior to Construction	Compliant	Refer to Condition B5(a) above	Refer to Condition B5(a) above
	(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	Prior to Construction	Compliant	Refer to Condition B5(a) above	Refer to Condition B5(a) above
B6. Stormwater Management Plans	(d) 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 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);	Prior to Construction	Compliant	A statement of compliance by the Civil Engineer (AECOM)	Refer to AECOM Stormwater Management Compliance Statement issued 08/11/19.  The compliance statement has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
	(b) a stormwater management system that continually manages and treats discharge offsite prior to entering the Council drainage system is implemented;	Prior to Construction	Compliant	Refer to Condition B6(a) above	Refer to Condition B6(a) above
	(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	Prior to Construction	Compliant	Refer to Condition B6(a) above	Refer to Condition B6(a) above
	(d) the integrated water sensitive design system is to be designed to meet or exceed Council's water treatment guidelines.			Refer to Condition B6(a) above	Refer to Condition B6(a) above
B7. Stormwater Management	(d) Water quality measures are installed that meet the following environmental targets for stormwater runoff leaving the site: 90% removal of gross pollutants (> 5mm);	Prior to Construction	Compliant	A statement of compliance by the Civil Engineer (AECOM)	Refer to AECOM Stormwater Management Compliance Statement issued 08/11/19.

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
Plans (continued)					The compliance statement has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
	(b) 85% removal of total suspended solids;	Prior to Construction	Compliant	Refer to Condition B7(a) above	Refer to Condition B7(a) above
	(c) 65% removal of total phosphorous; and	Prior to Construction	Compliant	Refer to Condition B7(a) above	Refer to Condition B7(a) above
	(d) 45% removal of total nitrogen.	Prior to Construction	Compliant	Refer to Condition B7(a) above	Refer to Condition B7(a) above
B8. Stormwater Management Plans (continued)	Compliance with the objectives and performance requirements in the Building Code of Australia.	Prior to Construction	Compliant	A statement of compliance by the Civil Engineer (AECOM)	Refer to AECOM Stormwater Management Compliance Statement issued 08/11/19.  The compliance statement has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
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.	Prior to Construction	Compliant	A statement of compliance by the Civil Engineer (AECOM)	Refer to AECOM Stormwater Management Compliance Statement issued 08/11/19.  The compliance statement has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
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.	Prior to Construction	Compliant	A statement of compliance by the Civil Engineer (AECOM)	Refer to AECOM Stormwater Management Compliance Statement issued 08/11/19.  The compliance statement has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
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.	Prior to Construction	Compliant	Review of Construction Traffic Management Plan (CTMP) and correspondence with the relevant authority.	RCC issued a copy of the CTPMSP to TfNSW (RMS), Council and the PCA on 18/11/19.  Letter of approval obtained from Woollahra Municipal Council on 29/11/19 approving the CTPMSP.  Letter of approval obtained from TfNSW (RMS) on 06/12/19 approving CTPMSP.
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.	Prior to Construction	Compliant	Review of plans accompanying Section 138 Application to Woollahra Municipal Council  Review of a draft easement plan	On 03/12/20, RCC issued a Section 138 application pursuant to the Roads Act 1993 and these CoC. Plans reviewed by EPM indicated compliance with this condition.  On 16/02/21, RCC received Section 138 Consent from Woollahra Municipal Council. Roads Act Consent No: 352/2020/1.  Compliance with this condition will be determined by the issuance of the relevant Construction Certificate by the PCA.  On 09/11/21, draft easement was issued by Woollahra Council legal counsel. At the time of writing this report the drafted instrument is with CS legal counsel for review.  Particulars of the easement agreement are nearing conclusion between Council's counsel and the school's.  <b>Easements and Covenants have been drafted for execution by the relevant parties.</b>

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
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: <i>The Protection of Trees on Development sites</i> ; and	Prior to Construction	Compliant	Review of the revised arborist Construction Impact Assessment and Management Plan.	Refer to updated Arborist Report from Botanics Tree Wise People issued 08/11/19.  The revised plan has been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.  RCC facilitated a further inspection compliance report by the Arborist to comment on current tree protection zones (TPZ) in May 2021 where the report concluded that all trees are in good health and that no further tree protection measures are required. RCC to continue mulching near each existing tree to improve localised soil conditions. A copy of the report can be provided upon request.
	(b) tree and site-specific tree protection strategy which details what methods are proposed to minimise impacts to trees to be retained.	Prior to Construction	Compliant	Refer to Condition B13(a) above	Refer to Condition B13(a) above

### Part C – Prior to Commencement of Works

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
C1. 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.	Prior to Construction	Compliant	Review of notification of commencement to Department.	DPIE were notified by email correspondence on 21/11/19. CC1 was issued on 19/12/19 and works subsequently commenced on 20/12/19 being more than 48 hours' notice as required in this condition.
C2. 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.	Prior to Construction	Not triggered	Review of notification of commencement to Department.  Review of a Staging Plan (if applicable)	The development is being constructed over one continuous stage with progressive Occupation Certificates.
C3. 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.	Prior to Construction	Compliant	Review of notification to the PCA.	Refer to Structural Certification by Arup – dated 30/10/19  The structural certification and drawings have been issued to the PCA on 15/11/19 via Aconex (RCC-GCOR-000002) by RCC.
C4. 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;	Prior to Construction	Compliant	Review of notices and approvals with utility providers.  Review of notification of dilapidation report to the local Council and PCA	RCC confirmed Telstra have attended site in May 2020 and confirmed the process to adjust their services affected by Construction works, including some Optus services also within the area. Quotation received by RCC in June 2020 and a Telstra approved contractor have been appointed and works are due to commence shortly after completion of in-ground electrical works.  Deed of Agreement for Easement Contestable ASP1 Connections executed by both Ausgrid & Cranbrook 09/10/2020. On 08/07/2020, Northrop ASP3 re-issued substation design and received subsequent approval from Ausgrid for the minor amendments requested to the substation design.  Notice of Requirements & Section 73 design received by RCC requesting Developer Works Deeds for Minor & Major Works be issued to



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					<p>Sydney Water for approval. Sydney Water Minor Works plan received 25/09/2020.</p> <p>RCC and the Water Services Coordinator Warren Smith &amp; Partners have obtained Out-of-Scope approvals from Sydney Water for the following:</p> <ul style="list-style-type: none"> <li>Concrete encasement of an existing watermain below a proposed driveway</li> <li>Concrete piles either side of the driveway to protect an existing sewer asset; and</li> <li>The installation of a new sewer junction at the bottom of Rose Bay Ave</li> </ul> <p>Refer to Case No's: 176468WW &amp; 187804PW from Sydney Water.</p> <p>On 16/02/21, RCC received Section 138 Consent from Woollahra Municipal Council. Roads Act Consent No: 352/2020/1.</p> <p>The Public Domain Works under Consent No: 352/2020/1 are planned to commence December 2021.</p> <p>Water Mains connected and meter installed.</p> <p>Sewer connection complete.</p> <p>Energisation of Substation due December 2021.</p> <p>Telstra works are all but complete and is reliant on the substation to be energised to complete inground adjustments.</p> <p>Jemena has yet to confirm connection of gas.</p> <p>Permanent upgrade gas provisions are expected to be completed by Jemena by the end of March 2022.</p>
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Prior to Construction	Compliant	Sight dilapidation report	<p>Dilapidation Report completed by SCP dated 30/10/19.</p> <p>Updated dilapidation report will be undertaken upon completion of the Public Domain Works the subject of Section 138 Consent No: 352/2020/1.</p> <p>The Public Domain Works have been inspected and approved by Woollahra Council with minor defects to be completed.</p>
	(c) submit a copy of the dilapidation report to the Principal Certifying Authority and Council.	Prior to Construction	Compliant	Sight notice of dilapidation report to PCA	RCC issued to Council and the PCA on 13/11/19.
C5. 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.	Prior to Construction	Compliant	Review of CEMP	<p>Refer to Appendix H of RCC CEMP.</p> <p><b>No unexpected contamination was found in the reporting period.</b></p>
C6. 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	Prior to Construction	Compliant	<p>Review of Community Communications Strategy for compliance with (a) to (d).</p> <p>Review of notification to the Department.</p>	<p>Refer to Community Communications Strategy (CCS) issued to DPIE on 08/11/19.</p> <p>DPIE issued an approval letter on 26/11/19.</p>

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	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;	Prior to Construction	Compliant	Refer to Condition C6(a) above	Refer to Condition C6(a) above
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Prior to Construction	Compliant	Refer to Condition C6(a) above	Refer to Condition C6(a) above
	(d) set out procedures and mechanisms:	Prior to Construction	Compliant	Refer to Condition C6(a) above	Refer to Condition C6(a) above
	(i) through which the community can discuss or provide feedback to the Applicant;	Prior to Construction	Compliant	Refer to Condition C6(a) above	Refer to Condition C6(a) above
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	Prior to Construction	Compliant	Refer to Condition C6(a) above	Refer to Condition C6(a) above
	(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.	Prior to Construction	Compliant	Refer to Condition C6(a) above	Refer to Condition C6(a) above
C7. 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.	Prior to Construction	Compliant	Approval from Planning Secretary or correspondence noting another timeframe agreed.	Refer to Community Communications Strategy (CCS) issued to DPIE on 08/11/19.  DPIE issued an approval letter on 26/11/19.
C8. 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.	Prior to Construction	Compliant	Review of the rainwater re-use plan.	Refer to Rainwater Harvesting Plan prepared by AECOM on 08/11/19
C9. 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.	Prior to Construction	Compliant	Proof of registration for a minimum 4 star Green Star rating with the Green Building Council Australia.	Registration was confirmed with Green Building Council Australia on 06/12/19.
C10. 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.	Prior to Construction	Compliant	Review of demolition plans, statement of compliance and notification to PCA and Planning Secretary.	Matt Dalley Demolition are a suitably qualified company holding a NSW demolition license.  A Demolition Work Plan dated 07/11/19 and Statement of Compliance in accordance with AS2601-2001 dated 20/11/19 was provided to the Certifier prior to commencement of construction.  Demolition works commenced on 20 December 2019.  The statement of compliance and Work Plans were notified to DPIE as part of CC1 on 19/12/19.
C11. Environmental Management Plan Requirements	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:  (a) detailed baseline data;	At all times	Compliant	Review of the CEMP and sub-plans.  Independent Audits to review compliance with this condition.	Review of the CEMP and sub-plans generally comply with this condition.  An independent Auditor (ZOIC Environmental) <b>now Geosyntec Consulting</b> has been appointed to carry out audits of environmental

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					management plans in accordance with Conditions D31 – D36.  Independent Environmental Audits carried out on the following dates: <ul style="list-style-type: none"> <li>05/02/2020 – IEA 1</li> <li>30/06/2020 – IEA 2</li> <li>02/06/2021 – IEA 3</li> <li>30/05/2022 – IEA 4</li> </ul> There were no unexpected or expected unsafe materials uncovered during the reporting period.
	(b) details of:  (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(ii) any relevant limits or performance measures and criteria; and	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(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;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(d) a program to monitor and report on the:	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(i) impacts and environmental performance of the development;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) 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;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(g) a protocol for managing and reporting any:	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(ii) complaint;	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(iii) failure to comply with statutory requirements; and	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
	(h) a protocol for periodic review of the plan and any updates in response to incidents or matters of non-compliance.  <b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	At all times	Compliant	Refer to Condition C11(a) above	Refer to Condition C11(a) above
C12. Construction Environmental Management Plan	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:  (a) Details of:	Prior to Construction	Compliant	Review of the CEMP and compliance with (a) to (i).  Evidence of notices to the PCA and Planning Secretary prior to commencement.	A CEMP and sub-plans have been prepared in accordance with (a) to (i) to comply with this condition.  The first revision of the CEMP & Sub-Plans was notified to DPIE & PCA on 11/12/19. A subsequent revision was issued to DPIE via Major Projects

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	(i) hours of work;				portal (SSD-8812-PA-8) on 06/03/20 and received no comments.  The prepared CEMP generally remains current for the project.  As advised in the last Compliance Report in December 2021, the CEMP subplan CTMP has since been updated accordingly and issued to the PCA and has been made publicly available.
	(ii) 24-hour contact details of site manager;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above  24-hour site contact has been updated during the reporting period.
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(iv) stormwater control and discharge;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(vi) groundwater management plan including measures to prevent groundwater contamination;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(viii) community consultation and complaints handling;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(b) Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) (see condition C13);	Prior to Construction	Compliant	Refer to Condition C12(a) above	Upon completion of the review of strategies, plans and programs by RCC, a revised CTMP was issued to Woollahra Municipal Council (WMC) for review and approval. RCC notified the PCA on 22/10/20 via Aconex correspondence (RCC-GCOR-005457). The revised CTMP included the following key changes: <ul style="list-style-type: none"><li>Review of site access locations, and construction vehicle access.</li><li>Removal of planned work zone from CTMP</li><li>Updated site layout</li></ul> On 15 April 2021, WMC issued a letter of approval for the revised CTMP and the PCA was notified on 22/04/21 via Aconex correspondence (RCC-GCOR-010086).  EPM has requested an updated reference to the revised report in the CEMP.  As advised in the last Compliance Report in December 2021, the CTMP has since been updated accordingly and issued to the PCA and has been made publicly available.
	€ Construction Noise and Vibration Management Sub-Plan (see condition C14);	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(d) Construction Waste Management Sub-Plan (see condition C15);	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	€ Construction Soil and Water Management Sub-Plan (see condition C16);	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above

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	(f) Flood Emergency Response Sub-Plan (see condition C17);	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(g) an unexpected finds protocol for contamination and associated communications procedure;	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
	(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.	Prior to Construction	Compliant	Refer to Condition C12(a) above	Refer to Condition C12(a) above
C13. Construction Environmental Management Plan (continued)	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:  (e) be prepared by a suitably qualified and experienced person(s);	Prior to Construction	Compliant	Review of CTPMSP and compliance with (a) to (g).  Review of consultation with TfNSW, TfNSW (RMS) and Council.	A CTPMSP has been prepared in compliance with (a) to (g).  RCC issued a copy of the CTPMSP to TfNSW (RMS), Council and the PCA on 18/11/19.  Letter of approval obtained from Woollahra Municipal Council on 29/11/19 approving the CTPMSP.  Letter of approval obtained from TfNSW (RMS) on 06/12/19 approving CTPMSP.  Refer to notes within C12(b) above for updates during this reporting period.
	(b) be prepared in consultation with Council, TfNSW (RMS) and TfNSW;	Prior to Construction	Compliant	Refer to Condition C13(a)	Refer to Condition C13(a)
	€ 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;	Prior to Construction	Compliant	Refer to Condition C13(a)	Refer to Condition C13(a)
	(d) detail heavy vehicle routes, access and parking arrangements;	Prior to Construction	Compliant	Refer to Condition C13(a)	Refer to Condition C13(a)
	€ include a Driver Code of Conduct to:  (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;	Prior to Construction	Compliant	Refer to Condition C13(a)	Refer to Condition C13(a)
	(f) include a program to monitor the effectiveness of these measures; and	Prior to Construction	Compliant	Refer to Condition C13(a)	Refer to Condition C13(a)
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Prior to Construction	Compliant	Refer to Condition C13(a)	Refer to Condition C13(a)
C14. 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;	Prior to Construction	Compliant	Review of the Construction Noise and Vibration Management Sub-Plan for compliance with (a) to (f).	A Construction Noise and Vibration Management Sub-Plan has been prepared in compliance with (a) to (f).
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	Prior to Construction	Compliant	Refer to Condition C14(a)	Refer to Condition C14(a)
	€ describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Prior to Construction	Compliant	Refer to Condition C14(a)	Refer to Condition C14(a)



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	(d) include strategies that have been developed with the community for managing high noise generating works;	Prior to Construction	Compliant	Refer to Condition C14(a)	Refer to Condition C14(a)
	€ describe the community consultation undertaken to develop the strategies in condition C6(d) and	Prior to Construction	Compliant	Refer to Condition C14(a)	Refer to Condition C14(a)
	(f) include a complaints management system that would be implemented for the duration of the construction.	Prior to Construction	Compliant	Refer to Condition C14(a)	Refer to Condition C14(a)
C15. 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;	Prior to Construction	Compliant	Review of the Construction Waste Management Sub-Plan for compliance with (a) to (b).	A Construction Waste Management Sub-Plan has been prepared in compliance with (a) to (b).
	(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.	Prior to Construction	Compliant	Refer to Condition C15(a)	Refer to Condition C15(a)
C16. 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:  (e) be prepared by a suitably qualified expert, in consultation with Council;	Prior to Construction	Compliant	Review of the Construction Soil and Water Management Sub-Plan (CSWMSP) for compliance with (a) to (f).  Review of consultation with Council.	A Construction Soil and Water Sub-Plan has been prepared in compliance with (a) to (f).  RCC issued the CSWMSP to Council for review and consultation on 15/11/19.  Letter of approval obtained from Woollahra Municipal Council on 02/12/19.
	(b) describe all erosion and sediment controls to be implemented during construction;	Prior to Construction	Compliant	Refer to Condition C16(a)	Refer to Condition C16(a)
	€ 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);	Prior to Construction	Compliant	Refer to Condition C16(a)	Refer to Condition C16(a)
	(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;	Prior to Construction	Compliant	Refer to Condition C16(a)	Refer to Condition C16(a)
	€ detail all off-Site flows from the Site; and	Prior to Construction	Compliant	Refer to Condition C16(a)	Refer to Condition C16(a)
	(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).	Prior to Construction	Compliant	Refer to Condition C16(a)	Refer to Condition C16(a)
C17. 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:  (e) be prepared by a suitably qualified and experienced person(s);	Prior to Construction	Compliant	Review of the Flood Emergency Response Sub-Plan for compliance with (a) to (c).	A Flood Emergency Response Sub-Plan has been prepared in compliance with (a) to (c).
	(b) address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	Prior to Construction	Compliant	Refer to Condition C17(a)	Refer to Condition C17(a)
	€ include details of:  (i) the flood emergency responses for both construction and operation phases of the development;  (ii) predicted flood levels;	Prior to Construction	Compliant	Refer to Condition C17(a)	Refer to Condition C17(a)

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	(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.				
C18. 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.	Prior to Construction	Compliant	Review of Soil Erosion and Sediment Control measures are in accordance with Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom 2004).	Refer to CEMP Appendix F – Construction Soil & Water Management Sub-Plan which was developed in accordance with the Landcom document.  The CEMP & Sub-Plans was notified to DPIE & PCA on 11/12/19.
C19. 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.	Prior to Construction	Compliant	Review of CTPMSP	Refer to the CTPMSP prepared by Parking and Traffic Consultants (PTC) dated 13/11/19 which shows the movement and parking of heavy vehicles on the site.  RCC issued a letter to the satisfaction of the PCA regarding Construction Parking and Construction Worker Transportation Strategy on 21/11/19.
C20. 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.	Prior to Construction	Compliant	Evidence of notification to TfNSW (RMS)	RCC issued a copy of the CTPMSP to TfNSW (RMS), Council and the PCA on 18/11/19.
C21. 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.	Prior to Construction	Compliant	Review of CTPMSP	Refer to section 5.12 of the CTPMSP that notes RCC will encourage all site personnel to car pool and avoid parking on the public streets, utilise public transport and other alternative means of travel to and from the site.  RCC issued a letter to the satisfaction of the PCA regarding Construction Parking and Construction Worker Transportation Strategy on 21/11/19.
C22. 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.	Prior to Construction	Compliant	Review of a letter by Cranbrook	Refer to a letter prepared by Facilities Manager at Cranbrook (David Hull), dated 11/11/19. The letter states that Council do not undertake any waste removal from Cranbrook, therefore agreement from Council for the design of the operational waste storage areas is not required.
C23. Archaeological testing and salvage investigations	The archaeological and salvage investigations detailed in the Aboriginal Cultural Heritage report prepared by Uearthed Archaeology shall be undertaken prior to the issue of Construction Certificates within the vicinity of the proposed investigations.	Prior to Construction	Compliant	Clearance certificates by the archaeologist	Uearthed Archaeology provided clearance for Centenary Building works on 20/11/19 and AFC Building works on 16/12/19 allowing demolition, shoring and excavation to commence for CC1.  A further clearance certificate was issued for AFC on 16/04/20 allowing in-ground services and structure to commence in CC2.  A final clearance certificate was issued for AFC on 20/07/20 allowing above ground structure and remaining works to commence in CC3.  The final ACHAR report was issued to Office of Environment & Heritage (OEH) and obtained AHIMS No: 45-6-3825 on 26/08/2020.



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C.24. 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:  (e) the provision of a minimum 121 staff/visitor/student bicycle parking spaces;	Prior to Construction	Compliant	Review of a memorandum by the architect to comply with (a) to (e).	Refer to Memorandum – CC_C24 Bicycle Parking issued by Architectus on 05/11/19.  The Memorandum was issued to the PCA via Aconex (RCC-GCOR-000002) 15/11/19.
	(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;	Prior to Construction	Compliant	As above	As above
	€ the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;	Prior to Construction	Compliant	As above	As above
	(d) appropriate pedestrian and cyclist advisory signs are to be provided; and	Prior to Construction	Compliant	As above	As above
	€ all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Prior to Construction	Compliant	As above	As above
C25. 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.	Prior to Construction	Compliant	Review of Compliance Report and notification to the PCA and Department no later than 2 weeks prior to notice of commencement.	Compliance Report issued to the PCA and Department on 19/11/19. RCC commenced works on 20/12/19 meeting the 2 weeks minimum notice period.
C26. 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.	Prior to Construction	Compliant	Review of Compliance Report	The Compliance Report has been prepared in accordance with Compliance Reporting Post Approval Requirements (Department 2018).
C27. 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.	During Construction	Compliant	Review of dedicated project page for public access to Compliance Reports no later than 60 days post submission to the Department & PCA.  Notification to Department & PCA within seven days before making this document publicly available.	The first Pre Construction Compliance Report was publicly made available on 05/12/19. Refer to project website link: <a href="#">Pre-Construction Compliance Report</a>  Notification to DPIE & the PCA was provided on 19/11/19 which is at least 7 days before the document was made public.  Construction Compliance Report (CCR) 1 was notified to DPIE & the PCA on 19/06/20 and made publicly available on 05/08/2020.  CCR 1 was amended to address comments raised by DPIE and re-notified to DPIE & the PCA on 09/11/2020 (SSD-8812-PA-18) and made publicly available on 17/11/2020.  CCR 2 was notified to DPIE & the PCA on 17/12/2020 and made publicly available on 05/02/2021.  CCR 3 was notified to DPIE & the PCA on 18/06/2021, and made publicly available on 05/08/2021  CCR4 was notified to the DPIE & the PCA on 13/12/2021 and has been made publicly available on the school's website and the PCA was made aware within the seven days.  <b>POCR1 was accepted by DPE on 22 March 2022 and made publicly available 3 June 2022.</b>

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C28. 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.	Post Construction	Not triggered	Noted	Noted  This will be considered once the project has been completed.  Post Operational compliance report is due February 2023.
C29. 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;	Prior to Construction	Compliant	Review a statement of compliance by the traffic and parking consultant in compliance with (a) to (c).	Parking & Traffic Consultants (PTC) has prepared a design statement noting compliance with (a) to (c) of this condition - dated 30/10/19.  This document was issued to the PCA via Aconex (RCC-GCOR-000002) 15/11/19.
	(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;	Prior to Construction	Compliant	Refer to Condition 29(a) above	Refer to Condition 29(a) above
	(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.	Prior to Construction	Compliant	Refer to Condition 29(a) above	Refer to Condition 29(a) above
C30. 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;	Prior to Construction	Compliant	Review of revised landscape plans	RCC consulted with Woollahra Municipal Council between 26/11/19 – 16/12/19 and arranged for amended plans to Council's satisfaction. The amended plans were subsequently issued to the PCA prior to CC1.
	(b) the provision of street trees along the New South Head Road. Species and spacing must be in consultation with Council.	Prior to Construction	Compliant	Refer to Condition 30(a) above	Refer to Condition 30(a) above
C31. Road and Public Domain Works	C31. 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 and Council's Specification for Roadworks, Drainage and Miscellaneous Works. 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;	Construction	Compliant	Review of Section 138 Application.	On 03/12/20, RCC issued a Section 138 application pursuant to the Roads Act 1993 and these Conditions of Consent. On 16/02/21, RCC received Section 138 Consent from Woollahra Municipal Council. Roads Act Consent No: 352/2020/1.  A review of the Section 138 drawings indicates compliance with conditions C31(a) to (i).  On 05/11/21, a S.4.55 Mod was lodged with the DPIE to modify:  Condition A2 of SSD-8812 to support minor design modifications to the approved loading bay and associated facilities to reflect works approved by Woollahra Council under Section 138 and  Condition E36 of SSD-8812 to remove reference for requirements for Cranbrook to indemnify Woollahra Council against claims associated with works/areas that will be subject to positive covenants.  Determination at the time of writing the report had yet to be received.  On 10/11/2021, a further Section 138 application was lodged with Woollahra Council for the

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					<p>Victoria and Rose Bay Avenue crossovers. Section 138 issued by Woollahra Council 07/12/2021.</p> <p>Public Domain Works the subject of Municipal Council. Roads Act Consent No: 352/2020/1 and 266/2021/1, are planned to commence December 2021.</p> <p>Public Domain Works have been completed and signed off by the PCA and Council as part of the Occupation Certificate issued for the Aquatic Centre on 22/02/2022.</p>
	(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 and Council's Specification for Roadworks, Drainage and Miscellaneous Works. 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;	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
	(c) The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works;	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
	(d) The reconstruction of the existing kerb and gutter, including any associated road pavement restoration required immediately adjacent to the gutter works, between the new vehicular crossing for access into the maintenance building and the new kerb ramp at New South Head Road (including new kerb and gutter alignment for the proposed loading bay at the Rose Bay Avenue frontage) <del>removal of existing kerb and gutter in plain concrete</del> in accordance with Council's standard driveway drawing RF2_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works;;	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
	(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 and Council's Specification for Roadworks, Drainage and Miscellaneous Works. The footpath must be constructed to the following specification: <ul style="list-style-type: none"> <li>- The width of the footpath must be 2.5m;</li> <li>- The footpath must be constructed in concrete; and</li> <li>- A maximum crossfall of 3% must be provided</li> </ul>	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
	(f) <del>The reconstruction of the kerb and footpath along Rose Bay Avenue in accordance with the approved plans listed in Condition (d)</del> The reconstruction of the existing footpath across the frontage of the proposed works at Rose Bay Avenue in accordance with Council's standard driveway drawing RF2_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works. The footpath must be constructed to the following specification: <ul style="list-style-type: none"> <li>- The width of the footpath must be 1.5m;</li> <li>- The footpath must be constructed in concrete; and</li> <li>- A maximum crossfall of 3% must be provided.</li> </ul>	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
	(g) Detailed long section and cross section at every 5m interval must be prepared by a suitably qualified and experienced civil engineer;	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
	(h) (h) The construction of all traffic devices, associated landscaping and infrastructure (footpath, kerb and gutter and road pavement) works on	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	Council's property must be in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works 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				
	(i) Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.	Construction	Compliant	Refer to Condition C31(a)	As per C31(a) above
C32. 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	Construction	Compliant	Proof of payment of the bond to Council.	Proof of payment provided to Council on 21/11/19.
C33. 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.	Construction	Not Triggered	Noted	Acceptance of stormwater re-lining was received from Woollahra Council 17/03/022, with a minor corrective measure to remove plywood in the second pit and to provide evidence once completed along with other footpath defects. It is expected the respective Bond will be returned once the Public Domain Defects are complete.  RCC expect to receive release of bond once all the project works are completed anticipated July/Aug'22.
C34. 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.	Prior to Construction	Compliant	Review of approved plans for inclusion of electricity substation.	Confirmed substation is on the approved plans. Refer to Architectus drawing AF-DA-1001, rev. 5.

#### Part D – During Construction

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
D1. 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;	Construction	Compliant	Confirm site notices have been provided as specified.  Confirm currency of provided details, particularly contact names and numbers and website addresses for complaints or access to reports.	Site notice boards have been installed at each gate surrounding the site on Rose Bay Ave and New South Head Rd. The notice conforms with D1 as follows:  (a) Site notice clearly displayed at the site entry along New South Head Rd and Rose Bay Ave and list the details of the Building Contractor and Certifier. (i) Complies with minimum dimensions and text size
	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Construction	Compliant	Refer to Condition D1(a)	(ii) Complies with durability and is weatherproof
	(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	Construction	Compliant	Refer to Condition D1(a)	(iii) Approved hours of work are included, and 24-hour contact included



Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	(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	Compliant	Refer to Condition D1(a)	(iv) Site notice boards are installed at eye level and state "Construction Site - No unauthorised access".
D2. 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	Construction	Compliant	Site observations of plant and equipment Noise, dust and vibration monitoring results	Plant and equipment have been generally observed to be maintained in a proper and efficient condition. Maintenance required due to plant breakdown has been promptly attended to by the respective subcontractor. RCC has requested replacement of any plant not operating effectively and efficiently.  Maintenance records are updated monthly by RCC and are available upon request.
	(b) operated in a proper and efficient manner.	Construction	Compliant	Refer to Condition D2(a)	Refer to Condition D2(a)
D3. Demolition	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> . The demolition of structures (Standards Australia, 2001).	Construction	Compliant	Confirm engagement of a suitably qualified person to review and provide a statement of compliance for the required work plans.  Confirm submission of the work plans and statements of compliance to the Certifier prior to the commencement of any demolition works.  Confirm dates of commencement of demolition works.	Matt Dalley Demolition are a suitably qualified company holding a NSW demolition license.  A Demolition Work Plan dated 07/11/19 and Statement of Compliance in accordance with AS2601-2001 dated 20/11/19 was provided to the Certifier prior to commencement of construction.  Demolition works commenced on 20 December 2019.
D4. 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	Construction	Compliant	Confirm working hours are included in CEMP. Confirm inclusion of working hours in inductions and toolbox talks. Periodic review of actual start and finish times.	Hours of work are included in the CEMP, section 5.2, page 16.  Working hours are included in site inductions and toolbox talks.  RCC are abiding by the working hours in conformance with condition D4 with the following exceptions:  (i) Out-of-Hours works permissible under D6 of this consent. (ii) The Ministerial Order issued on 31/03/20 and revised on 10/06/2021 by the Minister for Planning and Public Spaces overrides approved work hours under an approved consent. Under the revised order, regular construction activities can be completed between 7am to 5pm on Saturdays with specific works allowed between 9am to 5pm on Sundays. Refer to the following link: <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/COVID19-response">https://www.planning.nsw.gov.au/Policy-and-Legislation/COVID19-response</a>  On 18/03/2021, RCC notified neighbouring residents of the extension to the Ministerial Order COVID provisions allowing extended construction hours on Saturdays and Sundays.  A review of the start and finish times was carried out by EPM for the reporting period and displayed general compliance with the approved Construction Hours.  Any arrivals before the start times were noted as workers arriving to site to prepare for the day or office workers staying behind within the site sheds until around 6 – 6:30pm. On the occasional

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					<p>circumstance, RCC office staff were leaving later than 6:30pm. However, these works are not considered construction works.</p> <p>One check out after hours by the plumber on 25 May 2021 due to urgent sewer repairs. School sewer line - not part of the construction works. Required site access to address the repair as advised by RCC.</p> <p>As a consequence of Public Health Orders due to Covid RCC adhered to restricted working and trade numbers as required during the reporting period.</p>
	<p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>		Compliant	Refer to Condition D4(a)	Refer to Condition D4(a)
D5. 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	Compliant	<p>Confirm vehicular movement hours are included in CEMP.</p> <p>Confirm inclusion of working hours in inductions and toolbox talks.</p> <p>Periodic review of vehicular movements during school pick-up and drop-off periods on school days.</p>	<p>Approved hours of work are included in the CEMP, section 5.2, page 16.</p> <p>Approved hours are included in site inductions and toolbox talks.</p> <p>RCC are abiding by the approved hours in conformance with condition D5 on school days.</p>
D6. Construction Hours (continued)	<p>Construction activities may be undertaken outside of the hours in condition D4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p>	Construction	Compliant	<p>Review any outside of hours works proposals to confirm they are in accordance with the specified criteria.</p> <p>Confirm notification has been provided as appropriate.</p>	<p>On 14/01/20, RCC requested approval from the Planning Secretary for tree removal on New South Head Rd overnight on 22/01/20. Planning Secretary provided its approval on 17/01/20.</p> <p>DPIE also reviewed the notice to residents and subsequently approved the communication on 17/01/20. The disruption notice was promptly issued on 17/01/20 which complies with the minimum 48 hours' notice period within the Out-of-Hours work approval issued by DPIE on 17/01/20.</p> <p>Refer to Condition D4 for a further exception to the rule authorised by the Minister for Planning and Public Spaces.</p>
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Construction	Compliant	Refer to Condition D6(a)	Refer to Condition D6(a)
	(c) where the works are inaudible at the nearest sensitive receivers; or	Construction	Compliant	Refer to Condition D6(a)	Refer to Condition D6(a)
	(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.	Construction	Compliant	Refer to Condition D6(a)	Refer to Condition D6(a)
D7. 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	Compliant	Confirm process for communicating the proposed activities with neighbouring residents.	RCC are notifying residents of upcoming construction activities in conformance with the approved Community Communications Strategy (CCS). Refer to section 10.3, Table 5 on page 35 of the CCS.
D8. Construction Hours (continued)	<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>	Construction	Compliant	Confirm there is a process to identify forthcoming requirements for these activities in the CEMP and included in site training and inductions.	Approved hours for rock breaking, rock hammering, sheet piling, pile driving, and similar activities are included in the CEMP, section 5.2, page 16.

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	(c) 9am to 12pm, Saturday.				Approved hours for these activities are included in site inductions and toolbox talks. RCC confirmed compliance with this condition by committing to only undertaking the prescribed activities within the approved hours.
D9. 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	Compliant	Confirm document control protocol for CEMP. Confirm change notification communications are appropriately distributed to site personnel and relevant contractors.  Review training and induction packages to ensure current documentation is being referenced in the content.	The current CEMP (Rev. 3) dated 19/02/20 captures some minor changes because of a compliance review by EPM.  The current CEMP is available in physical copy in the site compound and available in a soft copy.  Since approval of the CEMP in Construction Certificate 1 dated 19/12/19, RCC has been undertaking the construction works in accordance with the CEMP including sub-plans.
D10. 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	Compliant	Confirm inclusion as a requirement in the CTPMSP.  Site observations.	Refer to section 5.4 of the approved CTPMSP for a statement confirming demolition and construction vehicles to be located wholly within the site.  All demolition and construction vehicles have been observed to be located within the site.
D11. 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	Compliant	Confirm inclusion as a requirement in the CTPMSP.	Primary Construction Vehicle routes are outlined in Section 5.5.1 of the approved CTPMSP.  Construction vehicle entry points are located on Rose Bay Ave as per the approved CTPMSP.
D12. Construction Traffic (continued)	All vehicles are to enter and exit the site in a forward direction.	Construction	Compliant	Confirm inclusion as a requirement in the CTPMSP.  Site observations.	Refer to Section 5.6 of the approved CTPMSP, which confirms all vehicles to enter and exit in a forward direction from the construction site.  All vehicles are entering and exiting the site in a forward direction as per the approved CTPMSP.
D13. 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;	Construction	Compliant	Site observations	RCC has facilitated the installation of hoarding graphics with Cranbrook branding along the perimeter of the site.  No third party advertising has been observed at the time of this report.
	(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	Compliant	Site observations and email communication	Graffiti was observed during the reporting period and RCC promptly facilitated the removal of the graffiti within 48 hours of its application.  No further graffiti in the reporting period.
D14. 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	Compliant	Review of complaints and incidents register for any record of obstruction.  Site observations.	No complaints received in relation to obstruction of public way.  EPM has not observed any obstructions to public ways during site inspections.
D15. Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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	Compliant	Confirm implementation of any monitoring program within the approved CNVMP.  Review complaints register for any noise complaints that indicate additional measures should be considered.	The CNVMSP has been prepared in compliance with Condition C14 (a) to (f).  Refer to Complaint Register dated 28/08/20 - items 20 & 24. Both complaints were promptly closed out. No further complaints have been received after 28/08/20.



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					On 30/06/2021, a resident complained about loud music playing from 7am. The offending sub-contractor was addressed as well as an email to all workers not to play loud music. Refer to Complaint Register dated 21/12/2021.  No noise complaints have been received since 21/12/2021.  <b>No noise complaints received during the reporting period.</b>
D16. 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	Compliant	Confirm implementation of any monitoring program within the approved CNVMP.  Review of complaints register for any record of noise complaints relating to vehicles arriving to site outside of the construction hours of work.	The CNVMSP has been prepared in compliance with Condition C14 (a) to (f).  <b>No complaints received regarding vehicles arriving to site outside of the construction hours of work during the reporting period.</b>
D17. 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	Compliant	Review of complaints and incident register for any record relating to reversing movement alarms.	<b>No complaints made by sensitive receivers in relation to reversing alarm noise from construction vehicles during the reporting period.</b>
D18. 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 <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and	Construction	Compliant	Confirm implementation of any monitoring program within the approved CNVMP.  Review of complaints register for excess vibrations experienced by a resident outside the site.  Review vibration monitoring results are within limits.	<b>No complaints made by any nearby residents regarding vibration in the reporting period.</b>  Monitoring results observed display vibrations were within limits upon commencement of vibratory works.
	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Construction	Compliant	Refer to Condition D18(a)	Refer to Condition D18(a)
D19. 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	Compliant	Confirm implementation of monitoring program as part of the approved CNVMP.  Confirm consideration is included in pre-work assessments undertaken for use of vibratory compactors.	RCC confirmed works are between 39 -45m away from the construction site.  Monitoring results observed display vibrations were within limits upon commencement of vibratory works.
D20. 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.	Construction	Compliant	Confirm implementation of the approved CNVMP.	RCC has confirmed that works are being undertaken in accordance with the vibration management measures noted in Section 4.2 of the CNVMP.
D21. Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	Compliant	Confirm inclusion within CEMP.  Review if dust monitoring is occurring.  Review complaints and incident register for any exceedances in accordance with the reporting criteria.	RCC has confirmed implementation of dust and odour management in accordance with section 7 of the CEMP.  RCC confirmed dust monitoring is being undertaken as required under the approved CEMP.  <b>No dust complaints received in the reporting period.</b>
D22. Air Quality (continued)	During construction, the Applicant must ensure that:  (a) exposed surfaces and stockpiles are suppressed by regular watering;	Construction	Compliant	Confirm inclusion within CEMP.  Site observations.	RCC has confirmed implementation of dust and odour management in accordance with Section 7 of the CEMP.

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					<p>Site observations confirm the following:</p> <ul style="list-style-type: none"> <li>- Regular watering of stockpiles and the haul road by manual hose or a water cart</li> <li>- All trucks entering and leaving the site with loads covered</li> <li>- Cattle grid at entry / exit</li> <li>- Street sweeper to clean public roads as required</li> <li>- Land stabilisation works being carried out progressively on site to minimise exposed surfaces</li> <li>- Truck tyre wash station installed on site.</li> </ul>
	(b) all trucks entering or leaving the site with loads have their loads covered;	Construction	Compliant	Refer to Condition D22(a)	Refer to Condition D22(a)
	(c) trucks associated with the development do not track dirt onto the public road network;	Construction	Compliant	Refer to Condition D22(a)	Refer to Condition D22(a)
	(d) public roads used by these trucks are kept clean; and	Construction	Compliant	Refer to Condition D22(a)	Refer to Condition D22(a)
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction	Compliant	Refer to Condition D22(a)	Refer to Condition D22(a)
D23. 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	Compliant	<p>Confirm implementation of the approved CEMP and CSWMSP.</p> <p>Daily site inspections of erosion and sediment control measures.</p>	<p>RCC has confirmed implementation of erosion and sediment control measures where applicable in accordance with Section 10 of the CEMP and the CSWMSP.</p> <p>Sediment control measures are monitored daily by the RCC site staff for compliance.</p>
D24. Imported Soil	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Construction	Compliant	<p>Confirm requirements in CEMP.</p> <p>Confirm any approval for materials other than VENM or ENM.</p> <p>Confirm records of volume and type of fill are maintained.</p>	<p>RCC has confirmed no fill will be brought to site that does not comply with EPA guidelines in Section 2 of the CEMP.</p> <p>RCC maintain records of volume and type of fill &amp; exported materials. Copies of records are available for review and inspection at the site office.</p>
	(b) keep accurate records of the volume and type of fill to be used; and	Construction	Compliant	Refer to Condition D24(a)	Refer to Condition D24(a)
	(c) make these records available to the Principal Certifying Authority upon request.	Construction	Compliant	Refer to Condition D24(a)	Refer to Condition D24(a)
D25. 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	Compliant	<p>Confirm site water is managed in accordance with approved CEMP/CSWMSP</p> <p>Confirm documented approval from Council is available where required, in advance of any pumping to street stormwater.</p> <p>Review Incident &amp; complaints register.</p>	<p>No seepage or rainwater collected on site. Temporary sediment controls are maintained until construction of proposed buildings and associated stormwater connections are made.</p> <p>No complaints or incidents relating to this item in the complaints and incident register.</p> <p>Other than the reported incident of Council's blocked stormwater drain causing flooding and wash of newly laid mulch into New South Head Road occurred in this reporting period.</p> <p><b>No complaints or incidents during the reporting period.</b></p>
D26. Unexpected Finds Protocol –	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	Construction	Compliant	Confirm inclusion of the unexpected finds protocol as part of the CEMP.	Unexpected finds protocol included in Appendix I of CEMP.

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
Aboriginal Heritage	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.			Confirm content inclusion in training, induction and pre-work start-ups or toolbox talks.  Review consultations register with OEH and RAPs where triggered, in accordance with ACHAR Report.	Identification of Aboriginal heritage artefacts and processes for unexpected finds are outlined in site inductions.  A final clearance certificate was issued for AFC on 20/07/20 allowing above ground structure and remaining works to commence in CC3.  The final ACHAR report was issued to Office of Environment & Heritage (OEH) and obtained AHIMS No: 45-6-3825 on 26/08/2020.
D27. 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	Compliant	Confirm inclusion of the unexpected finds protocol as part of the CEMP.  Confirm content inclusion in training, induction and pre-work start-ups or toolbox talks.  Review consultations register with Heritage Division of Department of Premier and Cabinet.	Unexpected finds protocol included in Appendix I of CEMP.  Identification of Historic heritage artefacts and processes for unexpected finds are outlined in site inductions.  <b>No unexpected finds were discovered in the reporting period.</b>
D28. 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	Compliant	Confirm inclusion of these requirements as part of the CWMSP.  Review incident and complaints register.	RCC confirmed it has installed secure designated waste storage areas wholly within the site. All vehicles and trailers are covered before leaving the premises to prevent spillage. RCC has confirmed adherence with the CWMSP and CSWMSP.  <b>No incidents or complaints relating to waste storage and processing in the reporting period.</b>
D29. 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	Compliant	Confirm inclusion of these requirements as part of the CWMSP & CEMP.  Site records	RCC confirmed it is adhering to the CWMSP and Waste Classification and Validation report prepared by Douglas Partners dated 30/10/19.  RCC confirmed it is adhering to the relevant guidelines and are assessing, classifying, and maintaining records of all material being exported for disposal. Copies of records are available for review and inspection at the site office.
D30. 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	Compliant	Confirm inclusion of these requirements as part of the CWMSP & CEMP.  Site records	RCC confirmed it is adhering to the CWMSP and CEMP.  RCC confirmed concrete waste is being separated on site and disposed to a licensed facility. Copies of records are available for review and inspection at the site office.
D31. 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.	Prior to Construction	Compliant	Approval letter from the Planning Secretary.	Letter approving independent auditor issued by Laura Papoulias on 14/11/19.  On 05/05/21, prior to completing the 3 <sup>rd</sup> Independent Environmental Audit, ZOIC issued a letter to DPIE for approval of the new auditing team. On 06/05/21, DPIE issued a letter confirming approval of the proposed auditing team.  <b>On 24 May 2022, DPE approved Geosyntec's nominated audit team.</b>

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
D32. 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.	Prior to Construction	Compliant	Review Independent Audit Program Notification to DPIE and PCA	The independent audit program was submitted to DPIE and the Principal Certifying Authority on 28/11/19 prior to construction commencement.
D33. 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	Construction	Compliant	Review Independent Audit Reports prepared within timeframes	Construction commenced on 20/12/19 after construction certificate 1 (CC1) was obtained for demolition, shoring and excavation.  The first independent audit was carried out on 05/02/20 which is within 8 weeks of construction commencement.  DPIE RFI email dated 28/08/20 regarding IEA Report No. 1 requesting additional information on content of IEA Report raised by Planning Officer – Compliance - Alyssa Norton. <ul style="list-style-type: none"><li>o RCC responded to the RFI with supporting information on 01/09/20 and no further queries were raised.</li></ul>
	(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	Compliant	As above	A subsequent audit was completed on 30/06/20 which falls within 6 months of the initial audit. The IEA Report and Contractors response were finalised and issued to DPIE & the PCA on 05/08/20. (SSD-8812-PA-15)  DPIE Review of SSD 8812 IEA No. 2 dated 09/09/20 requesting a revised IEA Report to address comments raised by Senior Compliance Officer – Hala Fua. <ul style="list-style-type: none"><li>▪ The IEA Report was amended and re-issued to the DPIE &amp; the PCA on 22/09/20 and subsequently received no further comments.</li></ul> Geosyntec (previously ZOIC) completed Independent Environmental Audit (IEA) 03 on 2 June 2021.  Independent Environmental Audit (IEA) Report no. 03 dated 23/08/2021, generally compliant with all environmental controls. The IEA Report has been issued to the DPIE and has been made publicly available.
D34. 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	Compliant	Review Independent Audit Reports prepared in accordance with Independent Audit PAR (December 2018)	Geosyntec (nee ZOIC) confirms the Independent Audit Report was carried out in accordance with Independent Audit PAR (December 2018) and notified to DPIE & PCA in accordance with CoC D32.  IEA Reports 01, 02 and 03 were prepared in accordance with D34.  As noted in D33, the next IEA Audit will be undertaken in June 2022 should construction be incomplete.
D35. Independent Environmental Audit (continued)	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:  (b) review and respond to each Independent Audit Report prepared under condition D34 of this consent;	Construction	Compliant	Evidence of review and response by Applicant	Refer to <a href="#">IEA Report 01</a> prepared by ZOIC Environmental dated 26/02/20.  Refer to <a href="#">RCC Response to Audit</a> dated 06/03/20.



Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					<p>Refer to <a href="#">IEA Report 02</a> prepared by ZOIC Environmental dated 21/07/20 and subsequently revised on 22/09/20 to address DPIE comments.</p> <p>Refer to <a href="#">RCC Response to IEA Report 2</a> dated 23/07/20 and subsequently revised on 22/09/20 to address DPIE comments.</p> <p>Refer to <a href="#">IEA Report 3</a> prepared by ZOIC Environmental dated 22/06/2021 and subsequently reissued on 23/08/2021, to address DPIE comments.</p> <p>Refer to RCC Response to <a href="#">IEA Report 03</a> dated 24/08/21.</p> <p><b>IEA Report 4 prepared by Geosyntec dated 06/07/2022 and at the preparation of this POCR IEA Report 4 had yet to be accepted by the Department or made publicly available.</b></p>
	(b) submit the response to the Department and the Principal Certifying Authority; and	Construction	Compliant	<p>Evidence of notification to DPIE &amp; PCA</p> <p>Evidence of notification to DPIE and PCA of publicly available documents subject of this condition.</p>	<p><b>IEA Report 01</b></p> <p>Both IEA Report 01 &amp; Response were issued on 06/03/20 via DPIE Major Projects Portal (SSD-8812-PA-8)</p> <p>Notice of documents made publicly available issued via DPIE Major Projects Portal (SSD-8812-PA-12) on 21/04/20 and acknowledged on 22/04/20.</p> <p><b>IEA Report 02</b></p> <p>Both IEA Report 02 &amp; Response were issued on 05/08/20 via DPIE Major Projects Portal ((SSD-8812-PA-15) and made publicly available on this day.</p> <p>DPIE Review of SSD 8812 IEA No. 2 dated 09/09/20 requesting a revised IEA Report to address comments raised by Senior Compliance Officer – Hala Fua.</p> <p>The IEA Report was amended and re-issued to the DPIE &amp; the PCA on 22/09/20 and subsequently received no further comments.</p> <p>Notice of documents made publicly available issued via DPIE Major Projects Portal (SSD-8812-PA-19) on 20/11/20.</p> <p><b>IEA Report 03</b></p> <p>The IEA Report was amended and re-issued to the DPIE &amp; the PCA on 27/08/21 and subsequently received no further comments.</p> <p>Notice of documents made publicly available issued via DPIE Major Projects Portal (SSD-8812-PA-19).</p> <p><b>IEA Report 04</b></p> <p><b>Was issued to DPE 06/07/2022. EPM is awaiting response at the time of preparing this POCR.</b></p>
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department	Construction	Compliant	Evidence of notification to DPIE & PCA	<p><b>Refer to D35 for hyperlinks to previous IEA Reports which are available through the project website.</b></p>

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	and the Principal Certifying Authority in writing at least seven days before this is done.			Evidence of notification to DPIE and PCA of publicly available documents subject of this condition.	IEA Report 4 has yet to be made publicly available.
D36. 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.	Operation	Not triggered	Note	Note

#### Part E - Prior to Occupation

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
E1 Notification of Occupation	At least one month before commencement of operation, the date of commencement of the occupation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Operation	Compliant	Notify Planning Secretary at least one month prior to commencement of operation.  The project is being delivered as a continuous one Stage project with 3 Separable Portions.  Separable Portion 1 – Aquatic & Fitness Centre Separable Portion 2 – Hordern Oval Separable Portion 3 – Vicars Centenary Building	DPIE was notified by Richard Crookes via Major Projects Planning Portal.  Current anticipated Occupation date being 28 February 2022 for:  Separable Portion 1 – Aquatic & Fitness Centre  DPE was notified by Richard Crookes via Major Project Planning Portal.  Current anticipated Occupation Certificate date July 2022.
E2 Out of Hours Event Management Plan	Prior to the commencement of the first out of hours events (school use) run by the school that involves 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council, and include the following: a. the number of attendees, time and duration; b. arrival and departure times and modes of transport; c. where relevant, a schedule of all annual events; d. demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e. details of the use of the New Centenary Building and Aquatic and Fitness Centre, where f. applicable, restricting use before 6 am and after 10 pm, for events outside the normal function of school operations; g. measures to minimise localised traffic and parking impacts; and include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Prior to Event	Not triggered	Prior to any event that involves >100 people	No events are currently planned.  Event specific Out of Hours Management Plan will be drafted prior to a planned out of hours event accordingly catering to >100 people
E3 Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	During Event	Not triggered	Refer to E2	Refer above
E4 Out of Hours Event Management Plan	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: a. the number of attendees, time and duration; b. arrival and departure times and modes of transport; c. where relevant, a schedule of all annual events; d. demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e. details of the use of the New Centenary Building and Aquatic and Fitness Centre, where applicable, restricting use before 6 am and after 10 pm, for events outside the normal function of school operations; f. measures to minimise localised traffic and parking impacts; and	Prior to Event	Not triggered	Prior to any event that involves >100 people	No events are currently planned.  Event specific Out of Hours Management Plan will be drafted prior to a planned out of hours event accordingly catering to >100 people

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	include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
E5 Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	During Event	Not Triggered	Refer to E4	Refer above
E6 External Walls and Cladding	Prior to issue of an occupation certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to issue of OC	Compliant	Disclosure statement with relevant certifications and product details to be issued to PCA.	Details have been issued to PCA by the Contractor to satisfy this condition of consent.
E7 External Walls and Cladding	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.	Within 7 days after E7	Compliant	Refer to condition E6.	Complete package of documentation accompanying the Occupation Certificates will be issued to the Planning Secretary via Major Projects Planning Portal within 7 days of PCA accepting the supporting Occupation Certificate information.
E8 Post- construction Dilapidation Report	Prior to issue of an occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a. to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure b. to be submitted to the Principal Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Principal Certifying Authority must: • compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and • have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads to be forwarded to Council.	Prior to issue of OC	Compliant	Pre-Construction Dilapidation Reports to be reviewed. Re-Inspection and update reports to confirm post construction condition against pre-construction Dilapidation Reports.  Report to be issued to PCA and Planning Secretary.	Updated dilapidation reports will be issued to the PCA & Planning Secretary  Post-Construction Dilapidation Report will accompany Occupation Package
E9 Protection of Public Infrastructure	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.  <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by B3 of this consent.</i>	Yet to be determined	Compliant	Council to be arranged to inspect infrastructure.	Inspections have been undertaken by Council with a Conditional Certificate of Satisfaction being issued 15 February 2022.
E10 Utilities and Services	Prior to issue of an occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to issue of OC	Compliant	Section 73 to be issued by Sydney Water.	Sydney Water : Case No. 176468 Development Application at 5 VICTORIA RD, Bellevue Hill  Section 73 issued to Water Servicing Coordinator on 12/01/2022.
E11 Works as Executed Plans	Prior to issue of an occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifying Authority.	Prior to issue of OC	Compliant	Survey plans to be issued to PCA for approval.	Updated survey plans have been issued to the PCA to accompany supporting documentation for Occupation Certificate.
E12 Green Travel Plan	Prior to issue of an occupation certificate, the Green Travel Plan (GTP) dated 17 December 2018 prepared by PTC issue 5, must be submitted to the Principal Certifying Authority and implemented by the school to promote the use of active and sustainable transport modes. The plan must: a. be prepared by a suitably qualified traffic consultant in consultation with Woollahra Council and (Sydney Coordination Office) Transport for NSW; b. include a survey of staff and parents to determine the demand that exists for staff and students to cycle to school;	Prior to issue of OC	Compliant	Green Travel Plan to be updated and implemented to promote targeted modes of transport.	Green Travel Plan Updated. Issued to Council and TfNSW for consultation and to the PCA.  Cranbrook School forming Green Travel Plan committee and have commenced implementing plan.



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	<p>c. include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>d. include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>e. include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>Include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.</p>				Travel Access Plan (TAG) to be prepared for the 1 <sup>st</sup> term of 2023 as recommended by TfNSW.
E13 Heritage	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site.	Prior to issue of OC	Compliant	Heritage Interpretation Plan to be prepared.	HIP completed in February 2022 to the satisfaction of Heritage Consultant (Urbis)
E14 Heritage	A photographic archival recording of all buildings and landscape elements to be demolished must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications "How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture". A copy of these archival recordings must be provided to Woollahra Council.	Prior to issue of OC	Compliant	Refer to E13.  Heritage Interpretation Plan to be issued to Woollahra Council.  Evidence to be provided.	Archival Report completed in January 2020 and issued to Council February 2022.
E15 Heritage	The history and development of the site should be interpreted on the site by introduced devices such as (but not limited to) plaques that detail the history of the site and its historical associations as outlined in the Statement of Heritage Impact prepared by Urbis, Issue 03, dated 7 May 2018.	Prior to issue of OC	Compliant	Heritage consultant to provide support of compliance and to be provided to PCA as evidence.	Written confirmation dated 11 February 2022, issued to the PCA from Heritage Consultant HIS has been prepared by in accordance with this condition.
E16 Heritage	The recommendations contained within Section 7 of the Heritage Impact Statement prepared by Urbis, Issue 03, dated 7 May 2018 must be fully complied with.	Prior to issue of OC	Compliant	Heritage consultant to provide support of compliance and to be provided to PCA as evidence.	Written confirmation dated 11 February 2022, issued to the PCA from Heritage Consultant that this condition has been satisfied.
E17 Heritage	A suitably qualified heritage architect/consultant shall be engaged to oversee all works to buildings identified as being of high significance including, but not limited to, the Perkins building.	Prior to issue of OC	Compliant	Heritage consultant to undertake inspection to confirm.	No works being undertaken to heritage buildings.  Urbis has been engaged to monitor works to the relevant site of construction and provided a written statement to accompany the Occupation Certificate for the Aquatic & Fitness Centre building 22/02/2022.
E18 Heritage	Appropriate mitigation measures are to be implemented to ensure that no damage occurs during construction to the significant Sports Pavilion (Rotunda designed by John Horbury Hunt).	Prior to issue of OC	Compliant	Heritage consultant to undertake inspection to confirm.	Heritage Consultant provide supporting letter dated 11 February 2022
E19 Mechanical Ventilation	<p>Prior to the issue of an Occupation Certificate, the Applicant must provide evidence to the satisfaction of the Principal Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical ventilation systems complies with:</p> <p>a. AS 1668.2-2012 The use of air- conditioning in buildings - Mechanical ventilation in buildings and other relevant codes; and any dispensation granted by the NSW Fire Brigade.</p>	Prior to issue of OC	Compliant	Engineer Design Compliance and Trade Certification to be provided to the PCA as evidence.	<p>Trade Certification accompanied supporting documentation for Occupation Certificate issued to the PCA February 2022.</p> <p>Trade Certification accompanied supporting documentation for Occupation Certificate issued to the PCA July 2022.</p>
E20 Road Damage	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to use	Compliant	Council or other Authority to inspect and determine any damage for repair.	Inspections have been undertaken by Council with a Conditional Certificate of Satisfaction being issued 15 February 2022. Road defect to New South Head Road footpath to be completed by the Contractor prior to bonds being released.
E21 Fire Safety Certification	Prior to issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to issue of OC	Compliant	Issue Fire Safety Certificate to DPIE and Council.  Display in building prominently.	Fire Safety Certificate accompanied supporting documentation for Occupation Certificate issued to the PCA February 2022. Occupation

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					Package to be issued to Council and DPE once the PCA is satisfied.  <b>Fire Safety Certificate will accompany the Occupation Package to be issued to Council and DPE once the PCA is satisfied.</b>
E22 Structural Inspection Certificate	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Principal Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: a. the site has been periodically inspected and the Principal Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Occupation	Compliant	Statement with list of final drawings from Structural Engineer and Declaration from Contractor to be issued to PCA, Planning Secretary and Council along with electronic set of structural drawings.	Statements electronic set of structural drawings issued to the PCA and forwarded on to Planning Secretary and Council by the PCA February 2022.  <b>Construction Compliance Certificate provided to the PCA.</b>
E23 Car Parking Arrangements	Prior to the commencement of operations of the Aquatic & Fitness Centre or other timeframe agreed in writing by the Planning Secretary, the proposed expansion of the car park must be completed.	Prior to Operations	Compliant	Inspection by Consultant, PCA and declaration from Contractor expansion complete.	Traffic & Parking Consultant (PTC) issued supporting letter of compliance dated 10 February 2022
E24 Compliance with Food Code	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS4674 Design, construction and fit-out of food premises and must provide evidence of receipt of the certificate to the satisfaction of the Principal Certifying Authority	Prior to Operations	Compliant	Inspection and certification by Kitchen Consultant.	Food code compliance to be provided to PCA prior to operation.  School has yet to commence operations and will be provided accordingly prior to any food storage & food preparation in the Aquatic & Fitness Centre.  <b>Food Premises Installation Compliance Certificate issued to the PCA</b>
E25 Stormwater Quality Management Plan	Prior to issue of an occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Principal Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure proposed stormwater quality measures remain effective and contain the following: a. maintenance schedule of all stormwater quality treatment devices; b. record and reporting details; c. relevant contact information; and Work Health and Safety requirements.	Prior to issue of OC	Compliant	OMP to be prepared and submitted to PCA with evidence of compliance.	Operation & Maintenance Plan prepared and accompanied supporting documentation for Occupation Certificate issued to the PCA February 2022. Occupation Package to be issued to Council and DPIE once the PCA is satisfied.  <b>Stormwater Quality Management Plan issued to PCA.</b>
E26 Rainwater Harvesting	Prior to the issue of the relevant occupation certificate, a signed works-as-executed Rainwater Re-use Plan must be provided to the Principal Certifying Authority and the Planning Secretary	Prior to issue of relevant OC	Compliant		Relates to Vicars Centenary Building - Separable Portion 3  <b>Works as executed survey provided to PCA</b>
E27 Warm Water Systems and Cooling Systems	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance- based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to Occupation	Compliant	Certification and testing results to be provided by Contractor as confirmation.	Design certification and confirmation operation maintenance in place and issued to the PCA February 2022.  Cooling tower registered with Council February 2022.
E28 Outdoor Lighting	Prior to the issue of the relevant occupation certificate, the Applicant must submit evidence from a suitable qualified practitioner to the Principal Certifying Authority that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: a. complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network	Prior to issue of relevant OC	Compliant	Evening testing as evidence with lux level report.  Certification and test results to be provided as confirmation.	Certification dated 21 February 22 provided to PCA  <b>Certification dated 22 April 22 provided to PCA</b>

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
E29 Signage	Prior to the issue of the relevant occupation certificate, way-finding signage and signage identifying the location of staff car parking must be installed.	Prior to issue of relevant OC	Compliant	Evidence signage has been installed.	Inspection undertaken by PCA 14 February 2022 and photographic evidence provided to the PCA.  There is no staff car parking associated with the Centenary Building.
E30 Signage	Prior to the issue of the relevant occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Prior to issue of relevant OC	Compliant	Evidence signage has been installed.	Inspection undertaken by PCA 14 February 2022 and photographic evidence provided to the PCA.  Inspection undertaken by PCA 7 July 2022, for the Centenary Building and post inspection photographic evidence provided to the PCA.
E31 Signage	Prior to the issue of the relevant occupation certificate, 'Do not drink' signage on non- potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	Prior to issue of relevant OC	Not triggered	Evidence signage has been installed.	There is no non-potable water
E32 Operational Waste Management Plan	Prior to issue of an occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Principal Certifying Authority. The Waste Management Plan must: a. detail the type and quantity of waste to be generated during operation of the development; b. describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c. detail the materials to be reused or recycled, either on or off site; and include the Management and Mitigation Measures included in the Preparation of Waste & Recycling Management Plan prepared by Waste Audit	Prior to issue of OC	Compliant	Operational Waste Management to be updated.	Operation Waste Management Plan has been updated by Waste Audit and issued to PCA.
E33 Landscape Management Plan	Prior to issue of an occupation certificate, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Principal Certifying Authority.	Prior to issue of OC	Compliant	Landscape management plan to prepared.	Landscape management plan prepared by Green Options dated 11 February 2022 has been issued to the PCA.
E34 Landscape Management Plan	The plan must describe the monitoring and maintenance measures to manage revegetation and landscaping works; be consistent with the Applicant's Management and Mitigation Measures in the EIS and RfS	Prior to Occupation	Compliant	Refer to E33.	Refer to E33 above
E35 Road and Public Domain Works	Prior to issue of an occupation certificate, the Applicant must ensure the following: a. Road and public domain works as required by Condition C31 have been completed to the satisfaction of Council. All road and public domain works specified in the approved plans listed in Condition A2(d) have been completed to the satisfaction of the Principal Certifying Authority.	Prior to issue of OC	Compliant	Public Domain Works to be completed and inspected by Council, TfNSW and PCA.	Inspections have been undertaken by Council with a Conditional Certificate of Satisfaction being issued 15 February 2022. PCA inspection undertaken 14 February 2022.
E36 Covenant for Works on Council Property	Prior to the issue of the final Occupation Certificate and to ensure that all private structures on Council public road reserve are in accordance with Council's "Policy for Managing Encroachments on Council Road Reserves", the person with the benefit of this consent, being the owner of Cranbrook School, must enter into a legal agreement with Council for the associated landscaping and placement of private structures on Council's property.	Prior to issue of Final OC	Not triggered		Relates to final Occupation Certificate
E37 Covenant for Works on Council Property	The owner must enter into a legal agreement as follows: a. the registration on the title to the subject property to which this Public Positive Covenant pursuant to S88E of the Conveyancing Act 1919 burdening the subject property and benefiting the Council providing for the indemnification of Council from any claims or actions, and the ongoing maintenance of any private structures encroaching on the public road reserve for which consent has been given, such as steps, retaining walls, sitting furniture, access ways, overhang balconies, awnings, signs and the like. This process has an estimated timeframe of 2 months. b. the wording of the Public Positive Covenant must be in accordance with Council's standard format and the Instrument must be registered at the Land Property Information office prior to the issue of the relevant Occupation	Prior to Occupation	Not triggered		Relates to final Occupation Certificate for Aquatic & Fitness Centre  The wording and arrangements of the agreement is presently being drafted for execution

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
	Certificate, the property owner must pay Council monetary compensation for the Public Positive Covenant, as determined by the Council, and must also pay all of Council's associated costs.				
E38 Covenant for Works on Council Property	Prior to the issue of the final Occupation Certificate for the Aquatic and Fitness Centre, an easement for access must be created on the Cranbrook School Certificate of Title for any portion of the proposed footpath adjacent to New South Head Road and located within the School's property boundary.	Prior to issue of Final OC	Not triggered		Relates to final Occupation Certificate for Aquatic & Fitness Centre
E39 Covenant for Works on Council Property	The owner must enter into a legal agreement as follows: a. e procuring of an easement for access in favour of Woollahra Council from Cranbrook School in terms satisfactory to the Council under the Conveyancing Act 1919 permitting the public footpath structures to remain on Cranbrook School Property; and the property owner must pay of all Council's associated costs with the legal agreement.	Prior to issue of Final OC	Not triggered		Relates to final Occupation Certificate
E40 Positive Covenant and Work-As-Executed Certification of Stormwater Systems	On completion of construction work, stormwater drainage works must be certified by a professional engineer with Works-As- Executed drawings submitted to the Principal Certifying Authority detailing: a. compliance with conditions of development consent relating to stormwater; b. the structural adequacy of the on-site detention system (OSD); c. that the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations; d. pipe invert levels and surface levels to Australian Height Datum; e. contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits; and f. prior to the issue of a final Occupation Certificate, a positive Covenant pursuant to Section 88E of the Conveyancing Act 1919 must be created on the title of the subject property, providing for the indemnification of Council from any claims or actions and for the on-going maintenance of the on-site detention system and/or absorption trenches, including any pumps and sumps incorporated in the development. The wording of the Instrument must be in accordance with Council's standard format and the Instrument must be registered at the Lands Title Office.	Prior to issue of Final OC	Not triggered		There is no OSD for the development

## APPENDIX 2 – ADVISORY NOTES

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
AN1. Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Prior to Construction	Compliant	Proof of payment	On 27/11/20, LSL Corporation confirmed Long Service Levy payments can be made in instalments. Payments have been made on the following dates: - 28/11/19 - 17/04/20 - 12/10/20 - 01/05/21  All 4 payments have been made to LSL Corporation. Proof of payment can be provided upon request.
AN2. Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	Compliant		All relevant notices will be issued to the Planning Secretary.
AN3. Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Construction	Compliant	Review of Section 138 application	On 03/12/20, RCC issued a Section 138 application pursuant to the Roads Act 1993 and these CoC. Plans reviewed by EPM indicated compliance with this condition.



Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					<p>On 16/02/21, RCC received Section 138 Consent from Woollahra Municipal Council (WMC). Roads Act Consent No: 352/2020/1.</p> <p>WMC requested an additional driveway upgrade on New South Head Rd which is to be developed in accordance with Council &amp; TfNSW (RMS) requirements (where applicable).</p> <p>On 05/11/21, a S.4.55 Mod was lodged with DPIE to include design changes required as part of the Section 138 Public Domain Works and the removal of indemnity provisions required for easements and positive covenants under the Consent Conditions. At the time of writing the report negotiations had yet to be conclude.</p>
AN4. Utilities and Services	Prior to commencement of works, for any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Construction	Compliant	Review of relevant approvals from service providers.	Refer to progress notes within Condition C4
AN5. Utilities and Services (continued)	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Construction	Compliant	Review of relevant approvals from service providers.	Refer to progress notes within Condition C4
AN6. Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Prior to Construction	Compliant	Review of hoarding applications to Council.	<p>On 02/11/20, RCC submitted a Hoarding application to Woollahra Municipal Council (WMC) for proposed works to utilities and services in the road reserve.</p> <p>The application was subsequently approved by WMC in January 2021. A copy of the approval can be provided upon request.</p>
AN7. Handling of Asbestos	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 -Transportation and management of asbestos waste' must also be complied with.	Construction	Compliant	<p>Review of CEMP</p> <p>Evidence of consultation with SafeWork NSW</p>	<p>Refer to Asbestos Handling procedures outlined in the CWMSP and Section 8 of Unexpected Finds Protocol outlining Safe Work NSW to be notified within 5 business days of any asbestos removal larger than 10m².</p> <p>A notice of intent to remove non-friable asbestos was issued to SafeWork NSW during demolition. Notification No: 940R-00260051-01 dated 18/11/19.</p> <p>No further asbestos has been found in past reporting periods.</p>
AN8. Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Post Occupation	Not triggered	Evidence of a copy of the Annual Fire Safety Statement issued to Council.	Final Safety Certificate has been issued for the Aquatic Centre and recently for the Centenary Building. It has not been 12 months since.
AN9. Submission of documentation, drawings and details to TfNSW (RMS)	The developer is to submit design drawings and documents relating to the excavation of the site and support structures (i.e. the works for the proposed aquatic and fitness centre that are adjacent to and in the vicinity of the New South Head Road road reserve) to TfNSW (RMS) for assessment, in accordance with Technical Direction GTD2012/001 and approval provided.	Prior to Construction	Compliant	Review of documents submitted against requirements in Technical Direction GTD2012/001.	<p>Design drawings and documents were prepared in accordance with GTD2012/001 and were Issued to RMS on 01/11/19.</p> <p>The structural design was subsequently approved by RMS on 06/01/20.</p>
AN10. Submission of documentation, drawings and details to TfNSW	The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW (RMS). Please send all documentation to development.sydney@rms.nsw.gov.au.	Prior to Construction	Compliant	Review date of notice and proof of payment	Design drawings and documents were prepared in accordance with GTD2012/001 and were Issued to RMS on 01/11/19.

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
(RMS) (continued)					Proof of payment acknowledged by RMS representative Suppiah Thillainadesan 03/12/19.
AN11. Submission of documentation, drawings and details to TfNSW (RMS) (continued)	If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.	Prior to Construction	Compliant	Review date of notification to RMS re excavation below the level of the base of the footings of adjoining roadways.	Notification of design documents issued to TfNSW (RMS) on 01/11/19 and subsequent notice of intent to excavate issued on 26/11/19 via email.
AN12. Submission of documentation, drawings and details to TfNSW (RMS) (continued)	Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system (e.g. that impact upon New South Head Road) are to be submitted to TfNSW (RMS) for approval, prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.	Prior to Construction	Compliant	Review of detailed design plans and hydraulic calculations.  Review of date of notification to TfNSW (RMS)	Design drawings and documents were prepared in accordance with RMS standards and were issued to RMS on 01/11/19.  The stormwater design was subsequently approved by RMS on 17/12/19.
AN13. Submission of documentation, drawings and details to TfNSW (RMS) (continued)	A plan checking fee will be payable and a performance bond may be required before TfNSW (RMS) approval is issued.	Prior to Construction	Compliant	Evidence of proof of payment.	Proof of payment acknowledged by RMS representative Suppiah Thillainadesan 03/12/19.
AN14. Road Occupancy License	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	Compliant	Proof of Road Occupancy License.	<p>A Road Occupancy License has been obtained from TfNSW for the overnight works requiring tree removal adjacent to the New South Head Rd boundary. License No: 1330228, License duration: 13/01/20 – 01/02/20. The works were conducted on 22/01/20 – 23/01/20.</p> <p>A Permit to stand plant was arranged by RCC with Woollahra Municipal Council on the following dates for overnight float delivery / demobilisation of heavy plant &amp; equipment:</p> <p>29/05/20 - Permit No: 506</p> <p>30/10/20 – Permit No: 1089</p> <p>12/11/20 – Permit No: 1143</p> <p>16/11/20 – Permit No: 1152</p> <p>An Overmass / Oversize Permit was arranged by RCC via TfNSW (RMS) on 19/03/20. Permit No: MS 386200.</p> <p>An Oversize and/or Overmass (OSOM) Mass or Dimension Exemption Permit was arranged by RCC's subcontractor Taylor Hauling Pty Ltd. Permit No: 354072V2 for the period covering 21/09/20 – 17/12/20. The permit will be renewed as required.</p> <p>RCC advised all large plant was removed from the construction site by December 2020. Should further road occupancy licenses be required, RCC will arrange new licenses in accordance with this condition.</p> <p>RCC expect to dismantle the tower crane in January 2022, which will require a ROL.</p>

Approval ID	Requirement	Timing	Status	Monitoring Methodology	Evidence and Comments
					Dismantling and removal of the tower crane is planned for 26 March 2022 and ROL has been approved by Council.
AN15. SafeWork Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Prior to Construction	Compliant	Review of CEMP	<p>Refer to section 4 – Legislation in RCC CEMP which reflects the relevant legislation that applies to all construction activities and includes SafeWork NSW requirements that RCC will follow.</p> <p>An inspection report was sighted from 01/12/20 showing site observations raised by SafeWork officer for some areas of improvement for site access, fall prevention, and egress for an injured person on a stretcher.</p> <p>A follow up inspection report on 03/12/20 closed out the site observations originally raised as they were addressed by RCC.</p> <p>There were no further SafeWork inspections in the reporting period as advised by RCC.</p>
AN16. Sydney Water Compliance	The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development will affect any Sydney Water or water main, stormwater drains and/or easement, and if further requirements need to be met.	Prior to Construction	Compliant	Approved Tap-In application	<p>Refer to approved Sydney Water Tap-In Ref No: 059253707. RCC and the Water Services Coordinator Warren Smith &amp; Partners have obtained Out-of-Scope approvals from Sydney Water for the following:</p> <ul style="list-style-type: none"> <li>Concrete encasement of an existing watermain below a proposed driveway</li> <li>Concrete piles either side of the driveway to protect an existing sewer asset; and</li> <li>The installation of a new sewer junction at the bottom of Rose Bay Ave</li> </ul> <p>Refer to Case No's: 176468WW &amp; 187804PW from Sydney Water.</p>



<b>Compliance Report</b>	
<b>Pre-Operational Compliance Report No. 2</b> Cranbrook School SSD-8812	
IMS Document No. <b>B04-TEM-014</b>	Version No. <b>1.09</b>



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## APPENDIX D – COMPLIANCE REPORT DECLARATION FORM

## Appendix C – Compliance Report Declaration Form Template

### Compliance Report Declaration Form


Project Name	Cranbrook School Redevelopment Project
Project Application Number	SSD 8812
Description of Project	Cranbrook School Redevelopment Project
Project Address	Lot 1 DP663630, Lot 9 to 18 DP9005, Lot A to C DP186768, 5 Victoria Road, Bellevue Hill NSW 2023
Proponent	Cranbrook School
Title of Compliance Report	Pre-Operational Compliance Report
Date	19 July 2022

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

#### Notes:

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

Name of Authorised Reporting Officer	Andrew Moore
Title	Chief Operating Officer
Signature	
Qualification	
Company	Cranbrook School
Company Address	5 Victoria Road, Bellevue Hill NSW 2023